

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 1 of 7**

**NEW CASES**

- V-06-145** Appeal of **Brookwood Hills Community Club, Inc.** of a decision of the Bureau of Buildings to issue a building permit for a concrete batch plant. Property is located at **340 ARMOUR DRIVE, N.E.**, fronts 471 feet on the north side of Armour Drive, and begins 490.83 feet from the north-west corner of Armour Drive and Armour Circle. Zoned I-1 (Light Industrial) District. Land Lot 58 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ready Mix USA**  
**Council District 7, NPU-E**
- V-06-136** Appeal by **Princeton Lakes Partners, LLC** of a decision by the Commissioner of the Department of Planning and Community Development that a trail must be constructed according to certain specifications. Property is located at **3880 REDWINE ROAD, S.W. (a.k.a. "PRINCETON LAKES" SUBDIVISION)**. Tract 1 fronts 780.8 feet on the south side of Hogan Road and begins 852 feet west of the southwest corner of Hogan Road and Fairburn Road. Tract 2 fronts 1,080 feet on the west side of Fairburn Road and begins 780 feet north of the northwest corner of Fairburn Road and Telfar Road. Zoned PD-MU (Planned Development-Mixed Use) District. Land Lots 1, 2, 3, 4, 34, 35, & 36 of the 14<sup>th</sup> FF District, and Land Lot 254 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Princeton Lakes Partners, LLC**  
**Council District 11, NPU-P**
- V-06-132** Application of **Ronnie Lee Holmes** for special exceptions from the zoning regulations to 1) allow a church on a lot of less than one acre, and 2) reduce on-site parking from the required 50 spaces to 0 spaces. The property is located at **541 MOBILE AVENUE, S.W.**, fronts 50 feet on the north side of Mobile Avenue, and begins 313.5 feet east of the northeast corner of Mobile Avenue and Metropolitan Parkway. Zoned R-4A (Single-Family Residential) District. Land Lot 90 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ronnie Lee Holmes**  
**Council District 12, NPU-X**
- V-06-137** Application of **Rob Lamb** for a variance from the zoning regulations to reduce the useable open space from .41 to .38 to allow for a live-work development. Property is located at **1971-1989 COLLEGE AVENUE, N.E.**, fronts 415 feet on the south side of College Avenue, and begins at the southeast corner of College Avenue and Howard Street. Zoned C-1 (Community Business) District. Land Lot 211 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Kirkwood Ironworks Development**  
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**Page 2 of 7**

- V-06-138** Application of **Brenda Bass** for a special exception from the zoning regulations to allow an 8-foot high wall in the half-depth front yard setback, where up to a 4-foot high fence would otherwise be permitted. Property is located at **2621 OLD WESLEY PLACE, N.W.**, fronts 110 feet on the east side of Old Wesley Place, and begins on the southeast corner of Old Wesley Place and West Wesley. Zoned RG-3 (Multifamily Residential-Sector 3) District. Land Lot 184 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Graceland Development**  
**Council District 8, NPU-C**
- V-06-139** Application of **Shirley S. Richmond and Grace S., Inc.** for a variance from the zoning regulations to allow parking in the required front, side, and rear yard setbacks where it would otherwise be prohibited, for construction of a new, multifamily residential development. Property is located at **350 CHAPPELL ROAD, N.W.**, fronts 200 feet on the west side of Chappell Road, and begins at the southwest corner of Chappell Road and Conway Place. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 143 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Grace S., Inc.**  
**Council District 3, NPU-J**
- V-06-140** Application of **Lisa DeAngelis and Randall Cobb** for a special exception from the zoning regulations to erect a 6-foot high fence gate, where up to a 4-foot high fence and/or gate would otherwise be permitted. Property is located at **421 SEVENTH STREET, N.E.**, fronts 68.85 feet on the south side of Seventh Street, and begins 81.05 feet west of the southeast corner of Seventh Street and Mentelle Drive. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa deAngelis and Randall Cobb**  
**Council District 6, NPU-E**
- V-06-141** Application of **Henry Schwab** for variances from the zoning regulations to 1) allow parking in the required front yard setback, 2) allow parking in the required half-depth front yard setback, 3) allow parking in the transitional yard, 4) allow a structure in the transitional east side yard, 5) reduce the half-depth front yard setback from the required 25 feet to 20 feet to allow an addition to an existing structure, and 6) reduce on-site parking from the required 117 spaces to 34 spaces, all to allow conversion of an existing building to a private school. Property is located at **228 Margaret Street and 1547 Lakewood Avenue, S.E.**, fronts Zoned O-I-C (Office-Institutional-Conditional) District. Land Lot 57 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ron Clark**  
**Council District 1, NPU-Y**
- V-06-142** Application of **Craig Shelton** for a variance from the zoning regulations to reduce the east side yard setback from the required 10 feet to 7.5 feet, for a second story addition to a single-family house. Property is located at **926 GLENBROOK DRIVE, N.W.**, fronts 70 feet on the south side of Glenbrook Drive, and begins 267 feet east of the northeast corner of Glenbrook Drive and Brookview Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
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- V-06-144** Application of **Karl McCray** for a variance from the zoning regulations to allow a driveway to exceed one-third of the total area of the required front yard setback. Property is located at **28 CANDLER ROAD, S.E.**, fronts 66.2 feet on the south side of Candler Road, and begins 99.8 feet east of the southeast corner of Candler Road and St. Patrick Lane. Zoned R-4. Land Lot 203 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Karl McCray**  
**Council District 5, NPU-O**
- V-06-147** Application of **Siamak Emanuel** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 13 feet, 2) reduce the north side yard setback from the required 7 feet to 4 feet, and 3) reduce the south side yard setback from the required 7 feet to 4 feet. Property is located at **235 CORLEY STREET, N.E.**, fronts 27 feet on the east side of Corley Street, and begins 227 feet south of the southeast corner of Corley Street and Highland Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mike Emanuel Siamek**  
**Council District 2, NPU-M**
- V-06-148** Application of **Timothy Littleton** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 10 feet to 2 feet, for enclosure of a carport and a second story addition to a single-family house. Property is located at **3942 WHITTINGTON DRIVE, N.E.**, fronts 100 feet on the west side of Whittington Drive, and begins 885.2 feet south of the southwest corner of Whittington Drive and Wieuca Road. Zoned R-3 (Single-Family Residential) District. Land Lot 64 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa and Aubrey Glazman**  
**Council District 7, NPU-B**
- V-06-149** Application of **Nancy and David Edge** for a variance to reduce the front yard setback from the required 50 feet to 47 feet, for enlargement of the front porch of a single-family house. Property is located at **4268 DYKES DRIVE, N.E.**, begins 148.3 feet south of the southwest corner of Dykes Drive and Hollydale Court. Zoned R-2B (Single-Family Residential) District. Land Lot 138 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Nancy and David Edge**  
**Council District 8, NPU-A**
- V-06-151** Application of **Thomas Mobley** for a special exception from the zoning regulations for a swimming pool to be located on a lot such that there would be no structures between it and the street. Property is located at **3260 PINE MEADOW ROAD, N.W.**, fronts 175 feet on the west side of Pine Meadow Road, and begins at the northwest corner of Pine Meadow Road and Northside Parkway. Zoned R-3 (Single-Family Residential) District. Land Lot 182 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Thomas and Janice Mobley**  
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**Page 4 of 7**

- V-06-152** Application of **Sarran Marshall** for a variance from the zoning regulations to reduce the \_\_\_\_ side yard setback from the required 7 feet to 4.7 feet for construction of a new, single-family house. Property is located at **995 FARRINGTON PLACE, S.E.**, fronts 40 feet on the west side of Farrington Place, and begins 160 feet north of the northwest corner of Farrington Place and Farrington Avenue. Zoned R-5C (Two-Family Residential) District. Land Lot 55 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Steven Collins**  
**Council District 1, NPU-V**
- V-06-154** Application of **Keri Hammond** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 23 feet, 2) reduce the south side yard setback from the required 7 feet to 4 feet, 6 inches, and 3) reduce the north side yard setback from the required 7 feet to 0 feet, for a deck and second story addition. Property is located at **996 CURRAN STREET, N.W.**, fronts 25 feet on the west side of Curran Street, and begins 90 feet north of the northwest corner of Curran Street and 10<sup>th</sup> Street. Zoned R-4A/SPI-8 (Single-Family Residential/Home Park Special Public Interest) District. Land Lot 149 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Caryn Pons Appelbaum**  
**Council District 2, NPU-E**
- V-06-155** Application of **RDI Investments** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 10.5 feet, for construction of a new, single-family house. Property is located at **857 SIMPSON STREET, N.W.**, fronts 39.5 feet on the north side of Simpson Street, and begins on the northeast corner of Simpson Street and Oliver Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: RDI, LLC**  
**Council District 3, NPU-L**
- V-06-156** Application of **Ward S. and Mary W. Bondurant** for a variance from the zoning regulations to reduce the front yard setback from the required 60 feet to 35 feet, to allow a front portico with an overhanging eave to be added to a single-family house. Property is located at **3798 CASTLEGATE DRIVE, N.W.**, fronts 92 feet on the west side of Castlegate Drive and 116.8 feet on the south side of the Castlegate Drive cul-de-sac bulb, and begins 526.9 feet north of the northwest corner of Castlegate Drive and Haddon Hall Road. Zoned R-2 (Single-Family Residential) District. Land Lot 159 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Ward S. and Mary W. Bondurant**  
**Council District 8, NPU-A**

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**Page 5 of 7**

- V-06-157** Application of **George H. Lane, III** for special exceptions from the zoning regulations to 1) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the front yard setback, and 2) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the half-depth front yard setback. Property is located at **58 BLACKLAND ROAD and 70 & 98 BLACKLAND DRIVE, N.W.**, fronts 159 feet on the southwest side of Blackland Road and 545 feet on the southeast side of Blackland Drive, and begins at the southeast corner of Blackland Road and Blackland Drive. Zoned R-3 (Single-Family Residential) District. Land Lots 97 and 116 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: George H. Lane, III**  
**Council District 8, NPU-A**
- V-06-158** Application of **Larry Patterson** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17 ½ feet to 4.6 feet, for a room addition to an existing single-family house. Property is located at **930 STALLINGS AVENUE, S.E.**, fronts 50 feet on the northeast side of Stallings Avenue, and begins at the southeast corner of Stallings Avenue and Russell Street. Zoned R-4 (Single-Family Residential) District. Land Lot 146 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Larry Patterson**  
**Council District 5, NPU-W**
- V-06-159** Application of **Village Works, LLC** for 1) variances from the zoning regulations to reduce the east side yard setback from the required 7 feet to 6 feet and 2) reduce the west side yard setback from the required 7 feet to 5 feet, 8 inches. Property is located at **2018 McCLENDON AVENUE, N.E.**, fronts 50 feet on the north side of McClendon Avenue, and begins 1,224.6 feet east of the northeast corner of McClendon Avenue and Claire Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 238 of the 15<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lawrence Stacconi**  
**Council District 5, NPU-N**
- V-06-160** Application of **Geoving Gerard** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 27 feet, for an addition to a single-family house. Property is located at **156 FOURTH AVENUE, S.E.**, fronts 51.3 feet on the east side of Fourth Avenue, and begins 350 feet north of the northeast corner of Fourth Avenue and Memorial Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 204 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Geoving Gerard**  
**Council District 5, NPU-O**
- V-06-161** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, and 2) reduce the side yard setback from the required 10 feet to 6 feet, for a one-story addition to the front of a single-family house. Property is located at **2270 BROOKVIEW DRIVE, N.W.**, fronts 140.5 feet on the northwest side of Brookview Drive, and begins at the northwest corner of Brookview Drive and Tennyson Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Wilson Glasgow**  
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**Page 6 of 7**

**V-06-162** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, 2) reduce the east side yard setback from the required 10 feet to 8.2 feet, and 3) reduce the west side yard setback from the required 10 feet to 4 feet, for a second story addition to a single-family house. Property is located at **2105 BROOKVIEW DRIVE, N.W.**, fronts 80 feet on the northeast side of Brookview Drive, and begins 170 feet north of the northeast corner of Brookview Drive and Kipling Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Joseph Natividad**  
**Council District 8, NPU-C**

**V-06-163** Application of **Brian Bird** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 1 foot, for a detached garage addition to an existing single-family house. Property is located at **762 LONGWOOD DRIVE, N.W.**, fronts 60 feet on the south side of Longwood Drive, and begins 740 feet east of the southeast corner of Longwood Drive and Howell Mill Road. Zoned R-4 (Single-Family Residential) District. Land Lot 154 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Patrick Shannon**  
**Council District 8, NPU-C**

**DEFERRED CASES**

**V-06-33** Application of **Coro Realty Advisors, LLC** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 15 feet to 0 feet, 2) decrease the minimum required usable open space from 37,791 square feet (42%) to 28,505 square feet (31.6%), and 3) allow parking and paving in the required transitional rear yard, to allow construction of a multifamily development. Property is located at **15 HABERSHAM ROAD N.E.**, fronts 142 feet on the south side of Habersham Road and begins on the southeastern corner of Habersham Road and Roswell Road. Zoned RG-3 (Residential General Sector 3) District. Land Lot 98 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Habersham Court Apartments, LLC**  
**Council District 7, NPU-B**

**V-06-69** Application of **Michelle Hendry** for 1) a special exception from the zoning regulations to allow a deck addition to an existing nonconforming duplex, and 2) a variance to reduce the north side yard setback from the required 7 feet to 5 feet, 4 inches for the deck encroachment. The property is located at **164 PEACHTREE CIRCLE N.E.**, fronts 37.5 feet on the west side of Peachtree Circle and begins 137 feet north of the northwestern corner of Seventeenth Street. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michelle Hendry**  
**Council District 2, NPU-E**

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**Page 7 of 7**

- V-06-70** Application of **Cheryl Witherspoon** for special exception from the zoning regulations to reduce on-site parking from the required 33 spaces to 28 spaces to allow for conversion of space in a commercial building to a restaurant. The property is located at **790-794 CASCADE ROAD S.W.**, fronts 56.4 feet on the east side of Cascade Road and begins 56.54 feet north of the northeastern corner of Cascade Road and Beecher Street. Zoned C-1 (Community Business) District. Land Lot 139 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Cheryl Witherspoon**  
**Council District 4, NPU-T**
- V-06-75** Application of **Holly Rilinger** for a special exception from the zoning regulations to 1) eliminate the on-site parking spaces from the required 14 to 0 spaces and 2) to allow parking within 500 feet of a primary use, a restaurant with outdoor dining. The property is located at **2012 HOSEA WILLIAMS DRIVE N.E.**, fronts 53 feet on the north side of Hosea L. Williams Drive and begins on the northwestern corner of Kirkwood Road. Zoned NC-3 (Kirkwood Neighborhood Commercial) District. Land Lot 206 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Southwest Real Estate**  
**Council District 5, NPU-O**
- V-06-82** Application of **Johnathan Marcus** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 2.4 feet and 2) to reduce both side yard setbacks from the required 5 feet to 0 feet to allow for a third story addition to an existing single-family house. The property is located at **735 MARTIN STREET S.E.**, fronts 18 feet on the east side of Martin Street and begins on the northwestern corner of Bill Lucas Drive. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Charles Williams**  
**Council District 1, NPU-V**
- V-06-83** Application of **Russell Meyer** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 3 feet and 2) reduce the south side yard setback from 7 feet to 4 feet, and, for 89 Selman Street to 3) reduce the north side yard setback from the required 7 feet to 6 feet, 4) reduce the south side yard setback from the required 7 feet to 4 feet, and 5) increase the lot coverage from the allowed maximum of 50%, to allow for the construction of two single-family houses. The property is located at **87 & 89 SELMAN STREET S.E.**, fronts 46 feet on the west side of Selman Street and begins 366 feet north of the southwestern corner of Wylie Street. Zoned R-5 (Two-Family Residential) District. Land Lot 13 of the 14<sup>th</sup> District, Fulton County Georgia.  
**Owner: Russell Meyer**  
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**Page 1 of 7**

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**Page 2 of 7**

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**Page 3 of 7**

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**Owner: Karl McCray**  
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- V-06-147** Application of **Siamak Emanuel** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 13 feet, 2) reduce the north side yard setback from the required 7 feet to 4 feet, and 3) reduce the south side yard setback from the required 7 feet to 4 feet. Property is located at **235 CORLEY STREET, N.E.**, fronts 27 feet on the east side of Corley Street, and begins 227 feet south of the southeast corner of Corley Street and Highland Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mike Emanuel Siamek**  
**Council District 2, NPU-M**
- V-06-148** Application of **Timothy Littleton** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 10 feet to 2 feet, for enclosure of a carport and a second story addition to a single-family house. Property is located at **3942 WHITTINGTON DRIVE, N.E.**, fronts 100 feet on the west side of Whittington Drive, and begins 885.2 feet south of the southwest corner of Whittington Drive and Wieuca Road. Zoned R-3 (Single-Family Residential) District. Land Lot 64 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa and Aubrey Glazman**  
**Council District 7, NPU-B**
- V-06-149** Application of **Nancy and David Edge** for a variance to reduce the front yard setback from the required 50 feet to 47 feet, for enlargement of the front porch of a single-family house. Property is located at **4268 DYKES DRIVE, N.E.**, begins 148.3 feet south of the southwest corner of Dykes Drive and Hollydale Court. Zoned R-2B (Single-Family Residential) District. Land Lot 138 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Nancy and David Edge**  
**Council District 8, NPU-A**
- V-06-151** Application of **Thomas Mobley** for a special exception from the zoning regulations for a swimming pool to be located on a lot such that there would be no structures between it and the street. Property is located at **3260 PINE MEADOW ROAD, N.W.**, fronts 175 feet on the west side of Pine Meadow Road, and begins at the northwest corner of Pine Meadow Road and Northside Parkway. Zoned R-3 (Single-Family Residential) District. Land Lot 182 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Thomas and Janice Mobley**  
**Council District 8, NPU-A**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 4 of 7**

- V-06-152** Application of **Sarran Marshall** for a variance from the zoning regulations to reduce the \_\_\_\_ side yard setback from the required 7 feet to 4.7 feet for construction of a new, single-family house. Property is located at **995 FARRINGTON PLACE, S.E.**, fronts 40 feet on the west side of Farrington Place, and begins 160 feet north of the northwest corner of Farrington Place and Farrington Avenue. Zoned R-5C (Two-Family Residential) District. Land Lot 55 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Steven Collins**  
**Council District 1, NPU-V**
- V-06-154** Application of **Keri Hammond** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 23 feet, 2) reduce the south side yard setback from the required 7 feet to 4 feet, 6 inches, and 3) reduce the north side yard setback from the required 7 feet to 0 feet, for a deck and second story addition. Property is located at **996 CURRAN STREET, N.W.**, fronts 25 feet on the west side of Curran Street, and begins 90 feet north of the northwest corner of Curran Street and 10<sup>th</sup> Street. Zoned R-4A/SPI-8 (Single-Family Residential/Home Park Special Public Interest) District. Land Lot 149 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Caryn Pons Appelbaum**  
**Council District 2, NPU-E**
- V-06-155** Application of **RDI Investments** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 10.5 feet, for construction of a new, single-family house. Property is located at **857 SIMPSON STREET, N.W.**, fronts 39.5 feet on the north side of Simpson Street, and begins on the northeast corner of Simpson Street and Oliver Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: RDI, LLC**  
**Council District 3, NPU-L**
- V-06-156** Application of **Ward S. and Mary W. Bondurant** for a variance from the zoning regulations to reduce the front yard setback from the required 60 feet to 35 feet, to allow a front portico with an overhanging eave to be added to a single-family house. Property is located at **3798 CASTLEGATE DRIVE, N.W.**, fronts 92 feet on the west side of Castlegate Drive and 116.8 feet on the south side of the Castlegate Drive cul-de-sac bulb, and begins 526.9 feet north of the northwest corner of Castlegate Drive and Haddon Hall Road. Zoned R-2 (Single-Family Residential) District. Land Lot 159 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Ward S. and Mary W. Bondurant**  
**Council District 8, NPU-A**

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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 5 of 7**

- V-06-157** Application of **George H. Lane, III** for special exceptions from the zoning regulations to 1) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the front yard setback, and 2) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the half-depth front yard setback. Property is located at **58 BLACKLAND ROAD and 70 & 98 BLACKLAND DRIVE, N.W.**, fronts 159 feet on the southwest side of Blackland Road and 545 feet on the southeast side of Blackland Drive, and begins at the southeast corner of Blackland Road and Blackland Drive. Zoned R-3 (Single-Family Residential) District. Land Lots 97 and 116 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: George H. Lane, III**  
**Council District 8, NPU-A**
- V-06-158** Application of **Larry Patterson** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17 ½ feet to 4.6 feet, for a room addition to an existing single-family house. Property is located at **930 STALLINGS AVENUE, S.E.**, fronts 50 feet on the northeast side of Stallings Avenue, and begins at the southeast corner of Stallings Avenue and Russell Street. Zoned R-4 (Single-Family Residential) District. Land Lot 146 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Larry Patterson**  
**Council District 5, NPU-W**
- V-06-159** Application of **Village Works, LLC** for 1) variances from the zoning regulations to reduce the east side yard setback from the required 7 feet to 6 feet and 2) reduce the west side yard setback from the required 7 feet to 5 feet, 8 inches. Property is located at **2018 McCLENDON AVENUE, N.E.**, fronts 50 feet on the north side of McClendon Avenue, and begins 1,224.6 feet east of the northeast corner of McClendon Avenue and Claire Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 238 of the 15<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lawrence Stacconi**  
**Council District 5, NPU-N**
- V-06-160** Application of **Geoving Gerard** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 27 feet, for an addition to a single-family house. Property is located at **156 FOURTH AVENUE, S.E.**, fronts 51.3 feet on the east side of Fourth Avenue, and begins 350 feet north of the northeast corner of Fourth Avenue and Memorial Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 204 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Geoving Gerard**  
**Council District 5, NPU-O**
- V-06-161** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, and 2) reduce the side yard setback from the required 10 feet to 6 feet, for a one-story addition to the front of a single-family house. Property is located at **2270 BROOKVIEW DRIVE, N.W.**, fronts 140.5 feet on the northwest side of Brookview Drive, and begins at the northwest corner of Brookview Drive and Tennyson Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Wilson Glasgow**  
**Council District 8, NPU-C**

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**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 6 of 7**

**V-06-162** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, 2) reduce the east side yard setback from the required 10 feet to 8.2 feet, and 3) reduce the west side yard setback from the required 10 feet to 4 feet, for a second story addition to a single-family house. Property is located at **2105 BROOKVIEW DRIVE, N.W.**, fronts 80 feet on the northeast side of Brookview Drive, and begins 170 feet north of the northeast corner of Brookview Drive and Kipling Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Joseph Natividad**  
**Council District 8, NPU-C**

**V-06-163** Application of **Brian Bird** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 1 foot, for a detached garage addition to an existing single-family house. Property is located at **762 LONGWOOD DRIVE, N.W.**, fronts 60 feet on the south side of Longwood Drive, and begins 740 feet east of the southeast corner of Longwood Drive and Howell Mill Road. Zoned R-4 (Single-Family Residential) District. Land Lot 154 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Patrick Shannon**  
**Council District 8, NPU-C**

**DEFERRED CASES**

**V-06-33** Application of **Coro Realty Advisors, LLC** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 15 feet to 0 feet, 2) decrease the minimum required usable open space from 37,791 square feet (42%) to 28,505 square feet (31.6%), and 3) allow parking and paving in the required transitional rear yard, to allow construction of a multifamily development. Property is located at **15 HABERSHAM ROAD N.E.**, fronts 142 feet on the south side of Habersham Road and begins on the southeastern corner of Habersham Road and Roswell Road. Zoned RG-3 (Residential General Sector 3) District. Land Lot 98 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Habersham Court Apartments, LLC**  
**Council District 7, NPU-B**

**V-06-69** Application of **Michelle Hendry** for 1) a special exception from the zoning regulations to allow a deck addition to an existing nonconforming duplex, and 2) a variance to reduce the north side yard setback from the required 7 feet to 5 feet, 4 inches for the deck encroachment. The property is located at **164 PEACHTREE CIRCLE N.E.**, fronts 37.5 feet on the west side of Peachtree Circle and begins 137 feet north of the northwestern corner of Seventeenth Street. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michelle Hendry**  
**Council District 2, NPU-E**

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**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 7 of 7**

- V-06-70** Application of **Cheryl Witherspoon** for special exception from the zoning regulations to reduce on-site parking from the required 33 spaces to 28 spaces to allow for conversion of space in a commercial building to a restaurant. The property is located at **790-794 CASCADE ROAD S.W.**, fronts 56.4 feet on the east side of Cascade Road and begins 56.54 feet north of the northeastern corner of Cascade Road and Beecher Street. Zoned C-1 (Community Business) District. Land Lot 139 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Cheryl Witherspoon**  
**Council District 4, NPU-T**
- V-06-75** Application of **Holly Rilinger** for a special exception from the zoning regulations to 1) eliminate the on-site parking spaces from the required 14 to 0 spaces and 2) to allow parking within 500 feet of a primary use, a restaurant with outdoor dining. The property is located at **2012 HOSEA WILLIAMS DRIVE N.E.**, fronts 53 feet on the north side of Hosea L. Williams Drive and begins on the northwestern corner of Kirkwood Road. Zoned NC-3 (Kirkwood Neighborhood Commercial) District. Land Lot 206 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Southwest Real Estate**  
**Council District 5, NPU-O**
- V-06-82** Application of **Johnathan Marcus** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 2.4 feet and 2) to reduce both side yard setbacks from the required 5 feet to 0 feet to allow for a third story addition to an existing single-family house. The property is located at **735 MARTIN STREET S.E.**, fronts 18 feet on the east side of Martin Street and begins on the northwestern corner of Bill Lucas Drive. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Charles Williams**  
**Council District 1, NPU-V**
- V-06-83** Application of **Russell Meyer** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 3 feet and 2) reduce the south side yard setback from 7 feet to 4 feet, and, for 89 Selman Street to 3) reduce the north side yard setback from the required 7 feet to 6 feet, 4) reduce the south side yard setback from the required 7 feet to 4 feet, and 5) increase the lot coverage from the allowed maximum of 50%, to allow for the construction of two single-family houses. The property is located at **87 & 89 SELMAN STREET S.E.**, fronts 46 feet on the west side of Selman Street and begins 366 feet north of the southwestern corner of Wylie Street. Zoned R-5 (Two-Family Residential) District. Land Lot 13 of the 14<sup>th</sup> District, Fulton County Georgia.  
**Owner: Russell Meyer**  
**Council District 5, NPU-N**

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**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 1 of 7**

**NEW CASES**

- V-06-145** Appeal of **Brookwood Hills Community Club, Inc.** of a decision of the Bureau of Buildings to issue a building permit for a concrete batch plant. Property is located at **340 ARMOUR DRIVE, N.E.**, fronts 471 feet on the north side of Armour Drive, and begins 490.83 feet from the north-west corner of Armour Drive and Armour Circle. Zoned I-1 (Light Industrial) District. Land Lot 58 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ready Mix USA**  
**Council District 7, NPU-E**
- V-06-136** Appeal by **Princeton Lakes Partners, LLC** of a decision by the Commissioner of the Department of Planning and Community Development that a trail must be constructed according to certain specifications. Property is located at **3880 REDWINE ROAD, S.W. (a.k.a. "PRINCETON LAKES" SUBDIVISION)**. Tract 1 fronts 780.8 feet on the south side of Hogan Road and begins 852 feet west of the southwest corner of Hogan Road and Fairburn Road. Tract 2 fronts 1,080 feet on the west side of Fairburn Road and begins 780 feet north of the northwest corner of Fairburn Road and Telfar Road. Zoned PD-MU (Planned Development-Mixed Use) District. Land Lots 1, 2, 3, 4, 34, 35, & 36 of the 14<sup>th</sup> FF District, and Land Lot 254 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Princeton Lakes Partners, LLC**  
**Council District 11, NPU-P**
- V-06-132** Application of **Ronnie Lee Holmes** for special exceptions from the zoning regulations to 1) allow a church on a lot of less than one acre, and 2) reduce on-site parking from the required 50 spaces to 0 spaces. The property is located at **541 MOBILE AVENUE, S.W.**, fronts 50 feet on the north side of Mobile Avenue, and begins 313.5 feet east of the northeast corner of Mobile Avenue and Metropolitan Parkway. Zoned R-4A (Single-Family Residential) District. Land Lot 90 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ronnie Lee Holmes**  
**Council District 12, NPU-X**
- V-06-137** Application of **Rob Lamb** for a variance from the zoning regulations to reduce the useable open space from .41 to .38 to allow for a live-work development. Property is located at **1971-1989 COLLEGE AVENUE, N.E.**, fronts 415 feet on the south side of College Avenue, and begins at the southeast corner of College Avenue and Howard Street. Zoned C-1 (Community Business) District. Land Lot 211 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Kirkwood Ironworks Development**  
**Council District 5, NPU-O**

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**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 2 of 7**

- V-06-138** Application of **Brenda Bass** for a special exception from the zoning regulations to allow an 8-foot high wall in the half-depth front yard setback, where up to a 4-foot high fence would otherwise be permitted. Property is located at **2621 OLD WESLEY PLACE, N.W.**, fronts 110 feet on the east side of Old Wesley Place, and begins on the southeast corner of Old Wesley Place and West Wesley. Zoned RG-3 (Multifamily Residential-Sector 3) District. Land Lot 184 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Graceland Development**  
**Council District 8, NPU-C**
- V-06-139** Application of **Shirley S. Richmond and Grace S., Inc.** for a variance from the zoning regulations to allow parking in the required front, side, and rear yard setbacks where it would otherwise be prohibited, for construction of a new, multifamily residential development. Property is located at **350 CHAPPELL ROAD, N.W.**, fronts 200 feet on the west side of Chappell Road, and begins at the southwest corner of Chappell Road and Conway Place. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 143 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Grace S., Inc.**  
**Council District 3, NPU-J**
- V-06-140** Application of **Lisa DeAngelis and Randall Cobb** for a special exception from the zoning regulations to erect a 6-foot high fence gate, where up to a 4-foot high fence and/or gate would otherwise be permitted. Property is located at **421 SEVENTH STREET, N.E.**, fronts 68.85 feet on the south side of Seventh Street, and begins 81.05 feet west of the southeast corner of Seventh Street and Mentelle Drive. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa deAngelis and Randall Cobb**  
**Council District 6, NPU-E**
- V-06-141** Application of **Henry Schwab** for variances from the zoning regulations to 1) allow parking in the required front yard setback, 2) allow parking in the required half-depth front yard setback, 3) allow parking in the transitional yard, 4) allow a structure in the transitional east side yard, 5) reduce the half-depth front yard setback from the required 25 feet to 20 feet to allow an addition to an existing structure, and 6) reduce on-site parking from the required 117 spaces to 34 spaces, all to allow conversion of an existing building to a private school. Property is located at **228 Margaret Street and 1547 Lakewood Avenue, S.E.**, fronts Zoned O-I-C (Office-Institutional-Conditional) District. Land Lot 57 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ron Clark**  
**Council District 1, NPU-Y**
- V-06-142** Application of **Craig Shelton** for a variance from the zoning regulations to reduce the east side yard setback from the required 10 feet to 7.5 feet, for a second story addition to a single-family house. Property is located at **926 GLENBROOK DRIVE, N.W.**, fronts 70 feet on the south side of Glenbrook Drive, and begins 267 feet east of the northeast corner of Glenbrook Drive and Brookview Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Robert Malone**  
**Council District 8, NPU-C**



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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 3 of 7**

- V-06-144** Application of **Karl McCray** for a variance from the zoning regulations to allow a driveway to exceed one-third of the total area of the required front yard setback. Property is located at **28 CANDLER ROAD, S.E.**, fronts 66.2 feet on the south side of Candler Road, and begins 99.8 feet east of the southeast corner of Candler Road and St. Patrick Lane. Zoned R-4. Land Lot 203 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Karl McCray**  
**Council District 5, NPU-O**
- V-06-147** Application of **Siamak Emanuel** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 13 feet, 2) reduce the north side yard setback from the required 7 feet to 4 feet, and 3) reduce the south side yard setback from the required 7 feet to 4 feet. Property is located at **235 CORLEY STREET, N.E.**, fronts 27 feet on the east side of Corley Street, and begins 227 feet south of the southeast corner of Corley Street and Highland Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mike Emanuel Siamek**  
**Council District 2, NPU-M**
- V-06-148** Application of **Timothy Littleton** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 10 feet to 2 feet, for enclosure of a carport and a second story addition to a single-family house. Property is located at **3942 WHITTINGTON DRIVE, N.E.**, fronts 100 feet on the west side of Whittington Drive, and begins 885.2 feet south of the southwest corner of Whittington Drive and Wieuca Road. Zoned R-3 (Single-Family Residential) District. Land Lot 64 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa and Aubrey Glazman**  
**Council District 7, NPU-B**
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**Owners: Nancy and David Edge**  
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**Owners: Thomas and Janice Mobley**  
**Council District 8, NPU-A**

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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 4 of 7**

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**Owner: Steven Collins**  
**Council District 1, NPU-V**
- V-06-154** Application of **Keri Hammond** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 23 feet, 2) reduce the south side yard setback from the required 7 feet to 4 feet, 6 inches, and 3) reduce the north side yard setback from the required 7 feet to 0 feet, for a deck and second story addition. Property is located at **996 CURRAN STREET, N.W.**, fronts 25 feet on the west side of Curran Street, and begins 90 feet north of the northwest corner of Curran Street and 10<sup>th</sup> Street. Zoned R-4A/SPI-8 (Single-Family Residential/Home Park Special Public Interest) District. Land Lot 149 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Caryn Pons Appelbaum**  
**Council District 2, NPU-E**
- V-06-155** Application of **RDI Investments** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 10.5 feet, for construction of a new, single-family house. Property is located at **857 SIMPSON STREET, N.W.**, fronts 39.5 feet on the north side of Simpson Street, and begins on the northeast corner of Simpson Street and Oliver Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: RDI, LLC**  
**Council District 3, NPU-L**
- V-06-156** Application of **Ward S. and Mary W. Bondurant** for a variance from the zoning regulations to reduce the front yard setback from the required 60 feet to 35 feet, to allow a front portico with an overhanging eave to be added to a single-family house. Property is located at **3798 CASTLEGATE DRIVE, N.W.**, fronts 92 feet on the west side of Castlegate Drive and 116.8 feet on the south side of the Castlegate Drive cul-de-sac bulb, and begins 526.9 feet north of the northwest corner of Castlegate Drive and Haddon Hall Road. Zoned R-2 (Single-Family Residential) District. Land Lot 159 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Ward S. and Mary W. Bondurant**  
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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 5 of 7**

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**Owner: George H. Lane, III**  
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**Owner: Larry Patterson**  
**Council District 5, NPU-W**
- V-06-159** Application of **Village Works, LLC** for 1) variances from the zoning regulations to reduce the east side yard setback from the required 7 feet to 6 feet and 2) reduce the west side yard setback from the required 7 feet to 5 feet, 8 inches. Property is located at **2018 McCLENDON AVENUE, N.E.**, fronts 50 feet on the north side of McClendon Avenue, and begins 1,224.6 feet east of the northeast corner of McClendon Avenue and Claire Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 238 of the 15<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lawrence Stacconi**  
**Council District 5, NPU-N**
- V-06-160** Application of **Geoving Gerard** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 27 feet, for an addition to a single-family house. Property is located at **156 FOURTH AVENUE, S.E.**, fronts 51.3 feet on the east side of Fourth Avenue, and begins 350 feet north of the northeast corner of Fourth Avenue and Memorial Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 204 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Geoving Gerard**  
**Council District 5, NPU-O**
- V-06-161** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, and 2) reduce the side yard setback from the required 10 feet to 6 feet, for a one-story addition to the front of a single-family house. Property is located at **2270 BROOKVIEW DRIVE, N.W.**, fronts 140.5 feet on the northwest side of Brookview Drive, and begins at the northwest corner of Brookview Drive and Tennyson Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Wilson Glasgow**  
**Council District 8, NPU-C**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 6 of 7**

**V-06-162** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, 2) reduce the east side yard setback from the required 10 feet to 8.2 feet, and 3) reduce the west side yard setback from the required 10 feet to 4 feet, for a second story addition to a single-family house. Property is located at **2105 BROOKVIEW DRIVE, N.W.**, fronts 80 feet on the northeast side of Brookview Drive, and begins 170 feet north of the northeast corner of Brookview Drive and Kipling Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Joseph Natividad**  
**Council District 8, NPU-C**

**V-06-163** Application of **Brian Bird** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 1 foot, for a detached garage addition to an existing single-family house. Property is located at **762 LONGWOOD DRIVE, N.W.**, fronts 60 feet on the south side of Longwood Drive, and begins 740 feet east of the southeast corner of Longwood Drive and Howell Mill Road. Zoned R-4 (Single-Family Residential) District. Land Lot 154 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Patrick Shannon**  
**Council District 8, NPU-C**

**DEFERRED CASES**

**V-06-33** Application of **Coro Realty Advisors, LLC** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 15 feet to 0 feet, 2) decrease the minimum required usable open space from 37,791 square feet (42%) to 28,505 square feet (31.6%), and 3) allow parking and paving in the required transitional rear yard, to allow construction of a multifamily development. Property is located at **15 HABERSHAM ROAD N.E.**, fronts 142 feet on the south side of Habersham Road and begins on the southeastern corner of Habersham Road and Roswell Road. Zoned RG-3 (Residential General Sector 3) District. Land Lot 98 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Habersham Court Apartments, LLC**  
**Council District 7, NPU-B**

**V-06-69** Application of **Michelle Hendry** for 1) a special exception from the zoning regulations to allow a deck addition to an existing nonconforming duplex, and 2) a variance to reduce the north side yard setback from the required 7 feet to 5 feet, 4 inches for the deck encroachment. The property is located at **164 PEACHTREE CIRCLE N.E.**, fronts 37.5 feet on the west side of Peachtree Circle and begins 137 feet north of the northwestern corner of Seventeenth Street. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michelle Hendry**  
**Council District 2, NPU-E**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 7 of 7**

- V-06-70** Application of **Cheryl Witherspoon** for special exception from the zoning regulations to reduce on-site parking from the required 33 spaces to 28 spaces to allow for conversion of space in a commercial building to a restaurant. The property is located at **790-794 CASCADE ROAD S.W.**, fronts 56.4 feet on the east side of Cascade Road and begins 56.54 feet north of the northeastern corner of Cascade Road and Beecher Street. Zoned C-1 (Community Business) District. Land Lot 139 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Cheryl Witherspoon**  
**Council District 4, NPU-T**
- V-06-75** Application of **Holly Rilinger** for a special exception from the zoning regulations to 1) eliminate the on-site parking spaces from the required 14 to 0 spaces and 2) to allow parking within 500 feet of a primary use, a restaurant with outdoor dining. The property is located at **2012 HOSEA WILLIAMS DRIVE N.E.**, fronts 53 feet on the north side of Hosea L. Williams Drive and begins on the northwestern corner of Kirkwood Road. Zoned NC-3 (Kirkwood Neighborhood Commercial) District. Land Lot 206 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Southwest Real Estate**  
**Council District 5, NPU-O**
- V-06-82** Application of **Johnathan Marcus** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 2.4 feet and 2) to reduce both side yard setbacks from the required 5 feet to 0 feet to allow for a third story addition to an existing single-family house. The property is located at **735 MARTIN STREET S.E.**, fronts 18 feet on the east side of Martin Street and begins on the northwestern corner of Bill Lucas Drive. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Charles Williams**  
**Council District 1, NPU-V**
- V-06-83** Application of **Russell Meyer** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 3 feet and 2) reduce the south side yard setback from 7 feet to 4 feet, and, for 89 Selman Street to 3) reduce the north side yard setback from the required 7 feet to 6 feet, 4) reduce the south side yard setback from the required 7 feet to 4 feet, and 5) increase the lot coverage from the allowed maximum of 50%, to allow for the construction of two single-family houses. The property is located at **87 & 89 SELMAN STREET S.E.**, fronts 46 feet on the west side of Selman Street and begins 366 feet north of the southwestern corner of Wylie Street. Zoned R-5 (Two-Family Residential) District. Land Lot 13 of the 14<sup>th</sup> District, Fulton County Georgia.  
**Owner: Russell Meyer**  
**Council District 5, NPU-N**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 1 of 7**

**NEW CASES**

- V-06-145** Appeal of **Brookwood Hills Community Club, Inc.** of a decision of the Bureau of Buildings to issue a building permit for a concrete batch plant. Property is located at **340 ARMOUR DRIVE, N.E.**, fronts 471 feet on the north side of Armour Drive, and begins 490.83 feet from the north-west corner of Armour Drive and Armour Circle. Zoned I-1 (Light Industrial) District. Land Lot 58 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ready Mix USA**  
**Council District 7, NPU-E**
- V-06-136** Appeal by **Princeton Lakes Partners, LLC** of a decision by the Commissioner of the Department of Planning and Community Development that a trail must be constructed according to certain specifications. Property is located at **3880 REDWINE ROAD, S.W. (a.k.a. "PRINCETON LAKES" SUBDIVISION)**. Tract 1 fronts 780.8 feet on the south side of Hogan Road and begins 852 feet west of the southwest corner of Hogan Road and Fairburn Road. Tract 2 fronts 1,080 feet on the west side of Fairburn Road and begins 780 feet north of the northwest corner of Fairburn Road and Telfar Road. Zoned PD-MU (Planned Development-Mixed Use) District. Land Lots 1, 2, 3, 4, 34, 35, & 36 of the 14<sup>th</sup> FF District, and Land Lot 254 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Princeton Lakes Partners, LLC**  
**Council District 11, NPU-P**
- V-06-132** Application of **Ronnie Lee Holmes** for special exceptions from the zoning regulations to 1) allow a church on a lot of less than one acre, and 2) reduce on-site parking from the required 50 spaces to 0 spaces. The property is located at **541 MOBILE AVENUE, S.W.**, fronts 50 feet on the north side of Mobile Avenue, and begins 313.5 feet east of the northeast corner of Mobile Avenue and Metropolitan Parkway. Zoned R-4A (Single-Family Residential) District. Land Lot 90 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ronnie Lee Holmes**  
**Council District 12, NPU-X**
- V-06-137** Application of **Rob Lamb** for a variance from the zoning regulations to reduce the useable open space from .41 to .38 to allow for a live-work development. Property is located at **1971-1989 COLLEGE AVENUE, N.E.**, fronts 415 feet on the south side of College Avenue, and begins at the southeast corner of College Avenue and Howard Street. Zoned C-1 (Community Business) District. Land Lot 211 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Kirkwood Ironworks Development**  
**Council District 5, NPU-O**

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**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 2 of 7**

- V-06-138** Application of **Brenda Bass** for a special exception from the zoning regulations to allow an 8-foot high wall in the half-depth front yard setback, where up to a 4-foot high fence would otherwise be permitted. Property is located at **2621 OLD WESLEY PLACE, N.W.**, fronts 110 feet on the east side of Old Wesley Place, and begins on the southeast corner of Old Wesley Place and West Wesley. Zoned RG-3 (Multifamily Residential-Sector 3) District. Land Lot 184 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Graceland Development**  
**Council District 8, NPU-C**
- V-06-139** Application of **Shirley S. Richmond and Grace S., Inc.** for a variance from the zoning regulations to allow parking in the required front, side, and rear yard setbacks where it would otherwise be prohibited, for construction of a new, multifamily residential development. Property is located at **350 CHAPPELL ROAD, N.W.**, fronts 200 feet on the west side of Chappell Road, and begins at the southwest corner of Chappell Road and Conway Place. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 143 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Grace S., Inc.**  
**Council District 3, NPU-J**
- V-06-140** Application of **Lisa DeAngelis and Randall Cobb** for a special exception from the zoning regulations to erect a 6-foot high fence gate, where up to a 4-foot high fence and/or gate would otherwise be permitted. Property is located at **421 SEVENTH STREET, N.E.**, fronts 68.85 feet on the south side of Seventh Street, and begins 81.05 feet west of the southeast corner of Seventh Street and Mentelle Drive. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa deAngelis and Randall Cobb**  
**Council District 6, NPU-E**
- V-06-141** Application of **Henry Schwab** for variances from the zoning regulations to 1) allow parking in the required front yard setback, 2) allow parking in the required half-depth front yard setback, 3) allow parking in the transitional yard, 4) allow a structure in the transitional east side yard, 5) reduce the half-depth front yard setback from the required 25 feet to 20 feet to allow an addition to an existing structure, and 6) reduce on-site parking from the required 117 spaces to 34 spaces, all to allow conversion of an existing building to a private school. Property is located at **228 Margaret Street and 1547 Lakewood Avenue, S.E.**, fronts Zoned O-I-C (Office-Institutional-Conditional) District. Land Lot 57 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ron Clark**  
**Council District 1, NPU-Y**
- V-06-142** Application of **Craig Shelton** for a variance from the zoning regulations to reduce the east side yard setback from the required 10 feet to 7.5 feet, for a second story addition to a single-family house. Property is located at **926 GLENBROOK DRIVE, N.W.**, fronts 70 feet on the south side of Glenbrook Drive, and begins 267 feet east of the northeast corner of Glenbrook Drive and Brookview Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Robert Malone**  
**Council District 8, NPU-C**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 3 of 7**

- V-06-144** Application of **Karl McCray** for a variance from the zoning regulations to allow a driveway to exceed one-third of the total area of the required front yard setback. Property is located at **28 CANDLER ROAD, S.E.**, fronts 66.2 feet on the south side of Candler Road, and begins 99.8 feet east of the southeast corner of Candler Road and St. Patrick Lane. Zoned R-4. Land Lot 203 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Karl McCray**  
**Council District 5, NPU-O**
- V-06-147** Application of **Siamak Emanuel** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 13 feet, 2) reduce the north side yard setback from the required 7 feet to 4 feet, and 3) reduce the south side yard setback from the required 7 feet to 4 feet. Property is located at **235 CORLEY STREET, N.E.**, fronts 27 feet on the east side of Corley Street, and begins 227 feet south of the southeast corner of Corley Street and Highland Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mike Emanuel Siamek**  
**Council District 2, NPU-M**
- V-06-148** Application of **Timothy Littleton** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 10 feet to 2 feet, for enclosure of a carport and a second story addition to a single-family house. Property is located at **3942 WHITTINGTON DRIVE, N.E.**, fronts 100 feet on the west side of Whittington Drive, and begins 885.2 feet south of the southwest corner of Whittington Drive and Wieuca Road. Zoned R-3 (Single-Family Residential) District. Land Lot 64 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa and Aubrey Glazman**  
**Council District 7, NPU-B**
- V-06-149** Application of **Nancy and David Edge** for a variance to reduce the front yard setback from the required 50 feet to 47 feet, for enlargement of the front porch of a single-family house. Property is located at **4268 DYKES DRIVE, N.E.**, begins 148.3 feet south of the southwest corner of Dykes Drive and Hollydale Court. Zoned R-2B (Single-Family Residential) District. Land Lot 138 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Nancy and David Edge**  
**Council District 8, NPU-A**
- V-06-151** Application of **Thomas Mobley** for a special exception from the zoning regulations for a swimming pool to be located on a lot such that there would be no structures between it and the street. Property is located at **3260 PINE MEADOW ROAD, N.W.**, fronts 175 feet on the west side of Pine Meadow Road, and begins at the northwest corner of Pine Meadow Road and Northside Parkway. Zoned R-3 (Single-Family Residential) District. Land Lot 182 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Thomas and Janice Mobley**  
**Council District 8, NPU-A**



**AGENDA**  
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**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 4 of 7**

- V-06-152** Application of **Sarran Marshall** for a variance from the zoning regulations to reduce the \_\_\_\_ side yard setback from the required 7 feet to 4.7 feet for construction of a new, single-family house. Property is located at **995 FARRINGTON PLACE, S.E.**, fronts 40 feet on the west side of Farrington Place, and begins 160 feet north of the northwest corner of Farrington Place and Farrington Avenue. Zoned R-5C (Two-Family Residential) District. Land Lot 55 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Steven Collins**  
**Council District 1, NPU-V**
- V-06-154** Application of **Keri Hammond** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 23 feet, 2) reduce the south side yard setback from the required 7 feet to 4 feet, 6 inches, and 3) reduce the north side yard setback from the required 7 feet to 0 feet, for a deck and second story addition. Property is located at **996 CURRAN STREET, N.W.**, fronts 25 feet on the west side of Curran Street, and begins 90 feet north of the northwest corner of Curran Street and 10<sup>th</sup> Street. Zoned R-4A/SPI-8 (Single-Family Residential/Home Park Special Public Interest) District. Land Lot 149 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Caryn Pons Appelbaum**  
**Council District 2, NPU-E**
- V-06-155** Application of **RDI Investments** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 10.5 feet, for construction of a new, single-family house. Property is located at **857 SIMPSON STREET, N.W.**, fronts 39.5 feet on the north side of Simpson Street, and begins on the northeast corner of Simpson Street and Oliver Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: RDI, LLC**  
**Council District 3, NPU-L**
- V-06-156** Application of **Ward S. and Mary W. Bondurant** for a variance from the zoning regulations to reduce the front yard setback from the required 60 feet to 35 feet, to allow a front portico with an overhanging eave to be added to a single-family house. Property is located at **3798 CASTLEGATE DRIVE, N.W.**, fronts 92 feet on the west side of Castlegate Drive and 116.8 feet on the south side of the Castlegate Drive cul-de-sac bulb, and begins 526.9 feet north of the northwest corner of Castlegate Drive and Haddon Hall Road. Zoned R-2 (Single-Family Residential) District. Land Lot 159 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Ward S. and Mary W. Bondurant**  
**Council District 8, NPU-A**

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**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 5 of 7**

- V-06-157** Application of **George H. Lane, III** for special exceptions from the zoning regulations to 1) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the front yard setback, and 2) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the half-depth front yard setback. Property is located at **58 BLACKLAND ROAD and 70 & 98 BLACKLAND DRIVE, N.W.**, fronts 159 feet on the southwest side of Blackland Road and 545 feet on the southeast side of Blackland Drive, and begins at the southeast corner of Blackland Road and Blackland Drive. Zoned R-3 (Single-Family Residential) District. Land Lots 97 and 116 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: George H. Lane, III**  
**Council District 8, NPU-A**
- V-06-158** Application of **Larry Patterson** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17 ½ feet to 4.6 feet, for a room addition to an existing single-family house. Property is located at **930 STALLINGS AVENUE, S.E.**, fronts 50 feet on the northeast side of Stallings Avenue, and begins at the southeast corner of Stallings Avenue and Russell Street. Zoned R-4 (Single-Family Residential) District. Land Lot 146 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Larry Patterson**  
**Council District 5, NPU-W**
- V-06-159** Application of **Village Works, LLC** for 1) variances from the zoning regulations to reduce the east side yard setback from the required 7 feet to 6 feet and 2) reduce the west side yard setback from the required 7 feet to 5 feet, 8 inches. Property is located at **2018 McCLENDON AVENUE, N.E.**, fronts 50 feet on the north side of McClendon Avenue, and begins 1,224.6 feet east of the northeast corner of McClendon Avenue and Claire Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 238 of the 15<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lawrence Stacconi**  
**Council District 5, NPU-N**
- V-06-160** Application of **Geoving Gerard** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 27 feet, for an addition to a single-family house. Property is located at **156 FOURTH AVENUE, S.E.**, fronts 51.3 feet on the east side of Fourth Avenue, and begins 350 feet north of the northeast corner of Fourth Avenue and Memorial Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 204 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Geoving Gerard**  
**Council District 5, NPU-O**
- V-06-161** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, and 2) reduce the side yard setback from the required 10 feet to 6 feet, for a one-story addition to the front of a single-family house. Property is located at **2270 BROOKVIEW DRIVE, N.W.**, fronts 140.5 feet on the northwest side of Brookview Drive, and begins at the northwest corner of Brookview Drive and Tennyson Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Wilson Glasgow**  
**Council District 8, NPU-C**

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**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 6 of 7**

**V-06-162** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, 2) reduce the east side yard setback from the required 10 feet to 8.2 feet, and 3) reduce the west side yard setback from the required 10 feet to 4 feet, for a second story addition to a single-family house. Property is located at **2105 BROOKVIEW DRIVE, N.W.**, fronts 80 feet on the northeast side of Brookview Drive, and begins 170 feet north of the northeast corner of Brookview Drive and Kipling Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Joseph Natividad**  
**Council District 8, NPU-C**

**V-06-163** Application of **Brian Bird** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 1 foot, for a detached garage addition to an existing single-family house. Property is located at **762 LONGWOOD DRIVE, N.W.**, fronts 60 feet on the south side of Longwood Drive, and begins 740 feet east of the southeast corner of Longwood Drive and Howell Mill Road. Zoned R-4 (Single-Family Residential) District. Land Lot 154 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Patrick Shannon**  
**Council District 8, NPU-C**

**DEFERRED CASES**

**V-06-33** Application of **Coro Realty Advisors, LLC** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 15 feet to 0 feet, 2) decrease the minimum required usable open space from 37,791 square feet (42%) to 28,505 square feet (31.6%), and 3) allow parking and paving in the required transitional rear yard, to allow construction of a multifamily development. Property is located at **15 HABERSHAM ROAD N.E.**, fronts 142 feet on the south side of Habersham Road and begins on the southeastern corner of Habersham Road and Roswell Road. Zoned RG-3 (Residential General Sector 3) District. Land Lot 98 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Habersham Court Apartments, LLC**  
**Council District 7, NPU-B**

**V-06-69** Application of **Michelle Hendry** for 1) a special exception from the zoning regulations to allow a deck addition to an existing nonconforming duplex, and 2) a variance to reduce the north side yard setback from the required 7 feet to 5 feet, 4 inches for the deck encroachment. The property is located at **164 PEACHTREE CIRCLE N.E.**, fronts 37.5 feet on the west side of Peachtree Circle and begins 137 feet north of the northwestern corner of Seventeenth Street. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michelle Hendry**  
**Council District 2, NPU-E**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 7 of 7**

- V-06-70** Application of **Cheryl Witherspoon** for special exception from the zoning regulations to reduce on-site parking from the required 33 spaces to 28 spaces to allow for conversion of space in a commercial building to a restaurant. The property is located at **790-794 CASCADE ROAD S.W.**, fronts 56.4 feet on the east side of Cascade Road and begins 56.54 feet north of the northeastern corner of Cascade Road and Beecher Street. Zoned C-1 (Community Business) District. Land Lot 139 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Cheryl Witherspoon**  
**Council District 4, NPU-T**
- V-06-75** Application of **Holly Rilinger** for a special exception from the zoning regulations to 1) eliminate the on-site parking spaces from the required 14 to 0 spaces and 2) to allow parking within 500 feet of a primary use, a restaurant with outdoor dining. The property is located at **2012 HOSEA WILLIAMS DRIVE N.E.**, fronts 53 feet on the north side of Hosea L. Williams Drive and begins on the northwestern corner of Kirkwood Road. Zoned NC-3 (Kirkwood Neighborhood Commercial) District. Land Lot 206 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Southwest Real Estate**  
**Council District 5, NPU-O**
- V-06-82** Application of **Johnathan Marcus** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 2.4 feet and 2) to reduce both side yard setbacks from the required 5 feet to 0 feet to allow for a third story addition to an existing single-family house. The property is located at **735 MARTIN STREET S.E.**, fronts 18 feet on the east side of Martin Street and begins on the northwestern corner of Bill Lucas Drive. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Charles Williams**  
**Council District 1, NPU-V**
- V-06-83** Application of **Russell Meyer** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 3 feet and 2) reduce the south side yard setback from 7 feet to 4 feet, and, for 89 Selman Street to 3) reduce the north side yard setback from the required 7 feet to 6 feet, 4) reduce the south side yard setback from the required 7 feet to 4 feet, and 5) increase the lot coverage from the allowed maximum of 50%, to allow for the construction of two single-family houses. The property is located at **87 & 89 SELMAN STREET S.E.**, fronts 46 feet on the west side of Selman Street and begins 366 feet north of the southwestern corner of Wylie Street. Zoned R-5 (Two-Family Residential) District. Land Lot 13 of the 14<sup>th</sup> District, Fulton County Georgia.  
**Owner: Russell Meyer**  
**Council District 5, NPU-N**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 1 of 7**

**NEW CASES**

- V-06-145** Appeal of **Brookwood Hills Community Club, Inc.** of a decision of the Bureau of Buildings to issue a building permit for a concrete batch plant. Property is located at **340 ARMOUR DRIVE, N.E.**, fronts 471 feet on the north side of Armour Drive, and begins 490.83 feet from the north-west corner of Armour Drive and Armour Circle. Zoned I-1 (Light Industrial) District. Land Lot 58 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ready Mix USA**  
**Council District 7, NPU-E**
- V-06-136** Appeal by **Princeton Lakes Partners, LLC** of a decision by the Commissioner of the Department of Planning and Community Development that a trail must be constructed according to certain specifications. Property is located at **3880 REDWINE ROAD, S.W. (a.k.a. "PRINCETON LAKES" SUBDIVISION)**. Tract 1 fronts 780.8 feet on the south side of Hogan Road and begins 852 feet west of the southwest corner of Hogan Road and Fairburn Road. Tract 2 fronts 1,080 feet on the west side of Fairburn Road and begins 780 feet north of the northwest corner of Fairburn Road and Telfar Road. Zoned PD-MU (Planned Development-Mixed Use) District. Land Lots 1, 2, 3, 4, 34, 35, & 36 of the 14<sup>th</sup> FF District, and Land Lot 254 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Princeton Lakes Partners, LLC**  
**Council District 11, NPU-P**
- V-06-132** Application of **Ronnie Lee Holmes** for special exceptions from the zoning regulations to 1) allow a church on a lot of less than one acre, and 2) reduce on-site parking from the required 50 spaces to 0 spaces. The property is located at **541 MOBILE AVENUE, S.W.**, fronts 50 feet on the north side of Mobile Avenue, and begins 313.5 feet east of the northeast corner of Mobile Avenue and Metropolitan Parkway. Zoned R-4A (Single-Family Residential) District. Land Lot 90 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ronnie Lee Holmes**  
**Council District 12, NPU-X**
- V-06-137** Application of **Rob Lamb** for a variance from the zoning regulations to reduce the useable open space from .41 to .38 to allow for a live-work development. Property is located at **1971-1989 COLLEGE AVENUE, N.E.**, fronts 415 feet on the south side of College Avenue, and begins at the southeast corner of College Avenue and Howard Street. Zoned C-1 (Community Business) District. Land Lot 211 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Kirkwood Ironworks Development**  
**Council District 5, NPU-O**

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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 2 of 7**

- V-06-138** Application of **Brenda Bass** for a special exception from the zoning regulations to allow an 8-foot high wall in the half-depth front yard setback, where up to a 4-foot high fence would otherwise be permitted. Property is located at **2621 OLD WESLEY PLACE, N.W.**, fronts 110 feet on the east side of Old Wesley Place, and begins on the southeast corner of Old Wesley Place and West Wesley. Zoned RG-3 (Multifamily Residential-Sector 3) District. Land Lot 184 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Graceland Development**  
**Council District 8, NPU-C**
- V-06-139** Application of **Shirley S. Richmond and Grace S., Inc.** for a variance from the zoning regulations to allow parking in the required front, side, and rear yard setbacks where it would otherwise be prohibited, for construction of a new, multifamily residential development. Property is located at **350 CHAPPELL ROAD, N.W.**, fronts 200 feet on the west side of Chappell Road, and begins at the southwest corner of Chappell Road and Conway Place. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 143 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Grace S., Inc.**  
**Council District 3, NPU-J**
- V-06-140** Application of **Lisa DeAngelis and Randall Cobb** for a special exception from the zoning regulations to erect a 6-foot high fence gate, where up to a 4-foot high fence and/or gate would otherwise be permitted. Property is located at **421 SEVENTH STREET, N.E.**, fronts 68.85 feet on the south side of Seventh Street, and begins 81.05 feet west of the southeast corner of Seventh Street and Mentelle Drive. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa deAngelis and Randall Cobb**  
**Council District 6, NPU-E**
- V-06-141** Application of **Henry Schwab** for variances from the zoning regulations to 1) allow parking in the required front yard setback, 2) allow parking in the required half-depth front yard setback, 3) allow parking in the transitional yard, 4) allow a structure in the transitional east side yard, 5) reduce the half-depth front yard setback from the required 25 feet to 20 feet to allow an addition to an existing structure, and 6) reduce on-site parking from the required 117 spaces to 34 spaces, all to allow conversion of an existing building to a private school. Property is located at **228 Margaret Street and 1547 Lakewood Avenue, S.E.**, fronts Zoned O-I-C (Office-Institutional-Conditional) District. Land Lot 57 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ron Clark**  
**Council District 1, NPU-Y**
- V-06-142** Application of **Craig Shelton** for a variance from the zoning regulations to reduce the east side yard setback from the required 10 feet to 7.5 feet, for a second story addition to a single-family house. Property is located at **926 GLENBROOK DRIVE, N.W.**, fronts 70 feet on the south side of Glenbrook Drive, and begins 267 feet east of the northeast corner of Glenbrook Drive and Brookview Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Robert Malone**  
**Council District 8, NPU-C**

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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 3 of 7**

- V-06-144** Application of **Karl McCray** for a variance from the zoning regulations to allow a driveway to exceed one-third of the total area of the required front yard setback. Property is located at **28 CANDLER ROAD, S.E.**, fronts 66.2 feet on the south side of Candler Road, and begins 99.8 feet east of the southeast corner of Candler Road and St. Patrick Lane. Zoned R-4. Land Lot 203 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Karl McCray**  
**Council District 5, NPU-O**
- V-06-147** Application of **Siamak Emanuel** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 13 feet, 2) reduce the north side yard setback from the required 7 feet to 4 feet, and 3) reduce the south side yard setback from the required 7 feet to 4 feet. Property is located at **235 CORLEY STREET, N.E.**, fronts 27 feet on the east side of Corley Street, and begins 227 feet south of the southeast corner of Corley Street and Highland Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mike Emanuel Siamek**  
**Council District 2, NPU-M**
- V-06-148** Application of **Timothy Littleton** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 10 feet to 2 feet, for enclosure of a carport and a second story addition to a single-family house. Property is located at **3942 WHITTINGTON DRIVE, N.E.**, fronts 100 feet on the west side of Whittington Drive, and begins 885.2 feet south of the southwest corner of Whittington Drive and Wieuca Road. Zoned R-3 (Single-Family Residential) District. Land Lot 64 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa and Aubrey Glazman**  
**Council District 7, NPU-B**
- V-06-149** Application of **Nancy and David Edge** for a variance to reduce the front yard setback from the required 50 feet to 47 feet, for enlargement of the front porch of a single-family house. Property is located at **4268 DYKES DRIVE, N.E.**, begins 148.3 feet south of the southwest corner of Dykes Drive and Hollydale Court. Zoned R-2B (Single-Family Residential) District. Land Lot 138 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Nancy and David Edge**  
**Council District 8, NPU-A**
- V-06-151** Application of **Thomas Mobley** for a special exception from the zoning regulations for a swimming pool to be located on a lot such that there would be no structures between it and the street. Property is located at **3260 PINE MEADOW ROAD, N.W.**, fronts 175 feet on the west side of Pine Meadow Road, and begins at the northwest corner of Pine Meadow Road and Northside Parkway. Zoned R-3 (Single-Family Residential) District. Land Lot 182 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Thomas and Janice Mobley**  
**Council District 8, NPU-A**

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**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 4 of 7**

- V-06-152** Application of **Sarran Marshall** for a variance from the zoning regulations to reduce the \_\_\_\_ side yard setback from the required 7 feet to 4.7 feet for construction of a new, single-family house. Property is located at **995 FARRINGTON PLACE, S.E.**, fronts 40 feet on the west side of Farrington Place, and begins 160 feet north of the northwest corner of Farrington Place and Farrington Avenue. Zoned R-5C (Two-Family Residential) District. Land Lot 55 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Steven Collins**  
**Council District 1, NPU-V**
- V-06-154** Application of **Keri Hammond** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 23 feet, 2) reduce the south side yard setback from the required 7 feet to 4 feet, 6 inches, and 3) reduce the north side yard setback from the required 7 feet to 0 feet, for a deck and second story addition. Property is located at **996 CURRAN STREET, N.W.**, fronts 25 feet on the west side of Curran Street, and begins 90 feet north of the northwest corner of Curran Street and 10<sup>th</sup> Street. Zoned R-4A/SPI-8 (Single-Family Residential/Home Park Special Public Interest) District. Land Lot 149 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Caryn Pons Appelbaum**  
**Council District 2, NPU-E**
- V-06-155** Application of **RDI Investments** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 10.5 feet, for construction of a new, single-family house. Property is located at **857 SIMPSON STREET, N.W.**, fronts 39.5 feet on the north side of Simpson Street, and begins on the northeast corner of Simpson Street and Oliver Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: RDI, LLC**  
**Council District 3, NPU-L**
- V-06-156** Application of **Ward S. and Mary W. Bondurant** for a variance from the zoning regulations to reduce the front yard setback from the required 60 feet to 35 feet, to allow a front portico with an overhanging eave to be added to a single-family house. Property is located at **3798 CASTLEGATE DRIVE, N.W.**, fronts 92 feet on the west side of Castlegate Drive and 116.8 feet on the south side of the Castlegate Drive cul-de-sac bulb, and begins 526.9 feet north of the northwest corner of Castlegate Drive and Haddon Hall Road. Zoned R-2 (Single-Family Residential) District. Land Lot 159 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Ward S. and Mary W. Bondurant**  
**Council District 8, NPU-A**



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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 5 of 7**

- V-06-157** Application of **George H. Lane, III** for special exceptions from the zoning regulations to 1) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the front yard setback, and 2) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the half-depth front yard setback. Property is located at **58 BLACKLAND ROAD and 70 & 98 BLACKLAND DRIVE, N.W.**, fronts 159 feet on the southwest side of Blackland Road and 545 feet on the southeast side of Blackland Drive, and begins at the southeast corner of Blackland Road and Blackland Drive. Zoned R-3 (Single-Family Residential) District. Land Lots 97 and 116 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: George H. Lane, III**  
**Council District 8, NPU-A**
- V-06-158** Application of **Larry Patterson** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17 ½ feet to 4.6 feet, for a room addition to an existing single-family house. Property is located at **930 STALLINGS AVENUE, S.E.**, fronts 50 feet on the northeast side of Stallings Avenue, and begins at the southeast corner of Stallings Avenue and Russell Street. Zoned R-4 (Single-Family Residential) District. Land Lot 146 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Larry Patterson**  
**Council District 5, NPU-W**
- V-06-159** Application of **Village Works, LLC** for 1) variances from the zoning regulations to reduce the east side yard setback from the required 7 feet to 6 feet and 2) reduce the west side yard setback from the required 7 feet to 5 feet, 8 inches. Property is located at **2018 McCLENDON AVENUE, N.E.**, fronts 50 feet on the north side of McClendon Avenue, and begins 1,224.6 feet east of the northeast corner of McClendon Avenue and Claire Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 238 of the 15<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lawrence Stacconi**  
**Council District 5, NPU-N**
- V-06-160** Application of **Geoving Gerard** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 27 feet, for an addition to a single-family house. Property is located at **156 FOURTH AVENUE, S.E.**, fronts 51.3 feet on the east side of Fourth Avenue, and begins 350 feet north of the northeast corner of Fourth Avenue and Memorial Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 204 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Geoving Gerard**  
**Council District 5, NPU-O**
- V-06-161** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, and 2) reduce the side yard setback from the required 10 feet to 6 feet, for a one-story addition to the front of a single-family house. Property is located at **2270 BROOKVIEW DRIVE, N.W.**, fronts 140.5 feet on the northwest side of Brookview Drive, and begins at the northwest corner of Brookview Drive and Tennyson Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Wilson Glasgow**  
**Council District 8, NPU-C**

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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 6 of 7**

**V-06-162** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, 2) reduce the east side yard setback from the required 10 feet to 8.2 feet, and 3) reduce the west side yard setback from the required 10 feet to 4 feet, for a second story addition to a single-family house. Property is located at **2105 BROOKVIEW DRIVE, N.W.**, fronts 80 feet on the northeast side of Brookview Drive, and begins 170 feet north of the northeast corner of Brookview Drive and Kipling Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Joseph Natividad**  
**Council District 8, NPU-C**

**V-06-163** Application of **Brian Bird** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 1 foot, for a detached garage addition to an existing single-family house. Property is located at **762 LONGWOOD DRIVE, N.W.**, fronts 60 feet on the south side of Longwood Drive, and begins 740 feet east of the southeast corner of Longwood Drive and Howell Mill Road. Zoned R-4 (Single-Family Residential) District. Land Lot 154 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Patrick Shannon**  
**Council District 8, NPU-C**

**DEFERRED CASES**

**V-06-33** Application of **Coro Realty Advisors, LLC** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 15 feet to 0 feet, 2) decrease the minimum required usable open space from 37,791 square feet (42%) to 28,505 square feet (31.6%), and 3) allow parking and paving in the required transitional rear yard, to allow construction of a multifamily development. Property is located at **15 HABERSHAM ROAD N.E.**, fronts 142 feet on the south side of Habersham Road and begins on the southeastern corner of Habersham Road and Roswell Road. Zoned RG-3 (Residential General Sector 3) District. Land Lot 98 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Habersham Court Apartments, LLC**  
**Council District 7, NPU-B**

**V-06-69** Application of **Michelle Hendry** for 1) a special exception from the zoning regulations to allow a deck addition to an existing nonconforming duplex, and 2) a variance to reduce the north side yard setback from the required 7 feet to 5 feet, 4 inches for the deck encroachment. The property is located at **164 PEACHTREE CIRCLE N.E.**, fronts 37.5 feet on the west side of Peachtree Circle and begins 137 feet north of the northwestern corner of Seventeenth Street. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michelle Hendry**  
**Council District 2, NPU-E**

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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 7 of 7**

- V-06-70** Application of **Cheryl Witherspoon** for special exception from the zoning regulations to reduce on-site parking from the required 33 spaces to 28 spaces to allow for conversion of space in a commercial building to a restaurant. The property is located at **790-794 CASCADE ROAD S.W.**, fronts 56.4 feet on the east side of Cascade Road and begins 56.54 feet north of the northeastern corner of Cascade Road and Beecher Street. Zoned C-1 (Community Business) District. Land Lot 139 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Cheryl Witherspoon**  
**Council District 4, NPU-T**
- V-06-75** Application of **Holly Rilinger** for a special exception from the zoning regulations to 1) eliminate the on-site parking spaces from the required 14 to 0 spaces and 2) to allow parking within 500 feet of a primary use, a restaurant with outdoor dining. The property is located at **2012 HOSEA WILLIAMS DRIVE N.E.**, fronts 53 feet on the north side of Hosea L. Williams Drive and begins on the northwestern corner of Kirkwood Road. Zoned NC-3 (Kirkwood Neighborhood Commercial) District. Land Lot 206 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Southwest Real Estate**  
**Council District 5, NPU-O**
- V-06-82** Application of **Johnathan Marcus** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 2.4 feet and 2) to reduce both side yard setbacks from the required 5 feet to 0 feet to allow for a third story addition to an existing single-family house. The property is located at **735 MARTIN STREET S.E.**, fronts 18 feet on the east side of Martin Street and begins on the northwestern corner of Bill Lucas Drive. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Charles Williams**  
**Council District 1, NPU-V**
- V-06-83** Application of **Russell Meyer** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 3 feet and 2) reduce the south side yard setback from 7 feet to 4 feet, and, for 89 Selman Street to 3) reduce the north side yard setback from the required 7 feet to 6 feet, 4) reduce the south side yard setback from the required 7 feet to 4 feet, and 5) increase the lot coverage from the allowed maximum of 50%, to allow for the construction of two single-family houses. The property is located at **87 & 89 SELMAN STREET S.E.**, fronts 46 feet on the west side of Selman Street and begins 366 feet north of the southwestern corner of Wylie Street. Zoned R-5 (Two-Family Residential) District. Land Lot 13 of the 14<sup>th</sup> District, Fulton County Georgia.  
**Owner: Russell Meyer**  
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**Page 1 of 7**

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**Owner: Ready Mix USA**  
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**Owner: Princeton Lakes Partners, LLC**  
**Council District 11, NPU-P**
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**Owner: Ronnie Lee Holmes**  
**Council District 12, NPU-X**
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**Owner: Kirkwood Ironworks Development**  
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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 2 of 7**

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**Owner: Graceland Development**  
**Council District 8, NPU-C**
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**Owner: Grace S., Inc.**  
**Council District 3, NPU-J**
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**Owners: Lisa deAngelis and Randall Cobb**  
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- V-06-141** Application of **Henry Schwab** for variances from the zoning regulations to 1) allow parking in the required front yard setback, 2) allow parking in the required half-depth front yard setback, 3) allow parking in the transitional yard, 4) allow a structure in the transitional east side yard, 5) reduce the half-depth front yard setback from the required 25 feet to 20 feet to allow an addition to an existing structure, and 6) reduce on-site parking from the required 117 spaces to 34 spaces, all to allow conversion of an existing building to a private school. Property is located at **228 Margaret Street and 1547 Lakewood Avenue, S.E.**, fronts Zoned O-I-C (Office-Institutional-Conditional) District. Land Lot 57 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ron Clark**  
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**Owner: Robert Malone**  
**Council District 8, NPU-C**

**AGENDA**  
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**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 3 of 7**

- V-06-144** Application of **Karl McCray** for a variance from the zoning regulations to allow a driveway to exceed one-third of the total area of the required front yard setback. Property is located at **28 CANDLER ROAD, S.E.**, fronts 66.2 feet on the south side of Candler Road, and begins 99.8 feet east of the southeast corner of Candler Road and St. Patrick Lane. Zoned R-4. Land Lot 203 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Karl McCray**  
**Council District 5, NPU-O**
- V-06-147** Application of **Siamak Emanuel** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 13 feet, 2) reduce the north side yard setback from the required 7 feet to 4 feet, and 3) reduce the south side yard setback from the required 7 feet to 4 feet. Property is located at **235 CORLEY STREET, N.E.**, fronts 27 feet on the east side of Corley Street, and begins 227 feet south of the southeast corner of Corley Street and Highland Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mike Emanuel Siamek**  
**Council District 2, NPU-M**
- V-06-148** Application of **Timothy Littleton** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 10 feet to 2 feet, for enclosure of a carport and a second story addition to a single-family house. Property is located at **3942 WHITTINGTON DRIVE, N.E.**, fronts 100 feet on the west side of Whittington Drive, and begins 885.2 feet south of the southwest corner of Whittington Drive and Wieuca Road. Zoned R-3 (Single-Family Residential) District. Land Lot 64 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa and Aubrey Glazman**  
**Council District 7, NPU-B**
- V-06-149** Application of **Nancy and David Edge** for a variance to reduce the front yard setback from the required 50 feet to 47 feet, for enlargement of the front porch of a single-family house. Property is located at **4268 DYKES DRIVE, N.E.**, begins 148.3 feet south of the southwest corner of Dykes Drive and Hollydale Court. Zoned R-2B (Single-Family Residential) District. Land Lot 138 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Nancy and David Edge**  
**Council District 8, NPU-A**
- V-06-151** Application of **Thomas Mobley** for a special exception from the zoning regulations for a swimming pool to be located on a lot such that there would be no structures between it and the street. Property is located at **3260 PINE MEADOW ROAD, N.W.**, fronts 175 feet on the west side of Pine Meadow Road, and begins at the northwest corner of Pine Meadow Road and Northside Parkway. Zoned R-3 (Single-Family Residential) District. Land Lot 182 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Thomas and Janice Mobley**  
**Council District 8, NPU-A**

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**Page 4 of 7**

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**Owner: Steven Collins**  
**Council District 1, NPU-V**
- V-06-154** Application of **Keri Hammond** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 23 feet, 2) reduce the south side yard setback from the required 7 feet to 4 feet, 6 inches, and 3) reduce the north side yard setback from the required 7 feet to 0 feet, for a deck and second story addition. Property is located at **996 CURRAN STREET, N.W.**, fronts 25 feet on the west side of Curran Street, and begins 90 feet north of the northwest corner of Curran Street and 10<sup>th</sup> Street. Zoned R-4A/SPI-8 (Single-Family Residential/Home Park Special Public Interest) District. Land Lot 149 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Caryn Pons Appelbaum**  
**Council District 2, NPU-E**
- V-06-155** Application of **RDI Investments** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 10.5 feet, for construction of a new, single-family house. Property is located at **857 SIMPSON STREET, N.W.**, fronts 39.5 feet on the north side of Simpson Street, and begins on the northeast corner of Simpson Street and Oliver Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: RDI, LLC**  
**Council District 3, NPU-L**
- V-06-156** Application of **Ward S. and Mary W. Bondurant** for a variance from the zoning regulations to reduce the front yard setback from the required 60 feet to 35 feet, to allow a front portico with an overhanging eave to be added to a single-family house. Property is located at **3798 CASTLEGATE DRIVE, N.W.**, fronts 92 feet on the west side of Castlegate Drive and 116.8 feet on the south side of the Castlegate Drive cul-de-sac bulb, and begins 526.9 feet north of the northwest corner of Castlegate Drive and Haddon Hall Road. Zoned R-2 (Single-Family Residential) District. Land Lot 159 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Ward S. and Mary W. Bondurant**  
**Council District 8, NPU-A**

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**Page 5 of 7**

- V-06-157** Application of **George H. Lane, III** for special exceptions from the zoning regulations to 1) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the front yard setback, and 2) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the half-depth front yard setback. Property is located at **58 BLACKLAND ROAD and 70 & 98 BLACKLAND DRIVE, N.W.**, fronts 159 feet on the southwest side of Blackland Road and 545 feet on the southeast side of Blackland Drive, and begins at the southeast corner of Blackland Road and Blackland Drive. Zoned R-3 (Single-Family Residential) District. Land Lots 97 and 116 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: George H. Lane, III**  
**Council District 8, NPU-A**
- V-06-158** Application of **Larry Patterson** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17 ½ feet to 4.6 feet, for a room addition to an existing single-family house. Property is located at **930 STALLINGS AVENUE, S.E.**, fronts 50 feet on the northeast side of Stallings Avenue, and begins at the southeast corner of Stallings Avenue and Russell Street. Zoned R-4 (Single-Family Residential) District. Land Lot 146 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Larry Patterson**  
**Council District 5, NPU-W**
- V-06-159** Application of **Village Works, LLC** for 1) variances from the zoning regulations to reduce the east side yard setback from the required 7 feet to 6 feet and 2) reduce the west side yard setback from the required 7 feet to 5 feet, 8 inches. Property is located at **2018 McCLENDON AVENUE, N.E.**, fronts 50 feet on the north side of McClendon Avenue, and begins 1,224.6 feet east of the northeast corner of McClendon Avenue and Claire Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 238 of the 15<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lawrence Stacconi**  
**Council District 5, NPU-N**
- V-06-160** Application of **Geoving Gerard** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 27 feet, for an addition to a single-family house. Property is located at **156 FOURTH AVENUE, S.E.**, fronts 51.3 feet on the east side of Fourth Avenue, and begins 350 feet north of the northeast corner of Fourth Avenue and Memorial Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 204 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Geoving Gerard**  
**Council District 5, NPU-O**
- V-06-161** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, and 2) reduce the side yard setback from the required 10 feet to 6 feet, for a one-story addition to the front of a single-family house. Property is located at **2270 BROOKVIEW DRIVE, N.W.**, fronts 140.5 feet on the northwest side of Brookview Drive, and begins at the northwest corner of Brookview Drive and Tennyson Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Wilson Glasgow**  
**Council District 8, NPU-C**



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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 6 of 7**

**V-06-162** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, 2) reduce the east side yard setback from the required 10 feet to 8.2 feet, and 3) reduce the west side yard setback from the required 10 feet to 4 feet, for a second story addition to a single-family house. Property is located at **2105 BROOKVIEW DRIVE, N.W.**, fronts 80 feet on the northeast side of Brookview Drive, and begins 170 feet north of the northeast corner of Brookview Drive and Kipling Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Joseph Natividad**  
**Council District 8, NPU-C**

**V-06-163** Application of **Brian Bird** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 1 foot, for a detached garage addition to an existing single-family house. Property is located at **762 LONGWOOD DRIVE, N.W.**, fronts 60 feet on the south side of Longwood Drive, and begins 740 feet east of the southeast corner of Longwood Drive and Howell Mill Road. Zoned R-4 (Single-Family Residential) District. Land Lot 154 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Patrick Shannon**  
**Council District 8, NPU-C**

**DEFERRED CASES**

**V-06-33** Application of **Coro Realty Advisors, LLC** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 15 feet to 0 feet, 2) decrease the minimum required usable open space from 37,791 square feet (42%) to 28,505 square feet (31.6%), and 3) allow parking and paving in the required transitional rear yard, to allow construction of a multifamily development. Property is located at **15 HABERSHAM ROAD N.E.**, fronts 142 feet on the south side of Habersham Road and begins on the southeastern corner of Habersham Road and Roswell Road. Zoned RG-3 (Residential General Sector 3) District. Land Lot 98 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Habersham Court Apartments, LLC**  
**Council District 7, NPU-B**

**V-06-69** Application of **Michelle Hendry** for 1) a special exception from the zoning regulations to allow a deck addition to an existing nonconforming duplex, and 2) a variance to reduce the north side yard setback from the required 7 feet to 5 feet, 4 inches for the deck encroachment. The property is located at **164 PEACHTREE CIRCLE N.E.**, fronts 37.5 feet on the west side of Peachtree Circle and begins 137 feet north of the northwestern corner of Seventeenth Street. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michelle Hendry**  
**Council District 2, NPU-E**

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**Page 7 of 7**

- V-06-70** Application of **Cheryl Witherspoon** for special exception from the zoning regulations to reduce on-site parking from the required 33 spaces to 28 spaces to allow for conversion of space in a commercial building to a restaurant. The property is located at **790-794 CASCADE ROAD S.W.**, fronts 56.4 feet on the east side of Cascade Road and begins 56.54 feet north of the northeastern corner of Cascade Road and Beecher Street. Zoned C-1 (Community Business) District. Land Lot 139 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Cheryl Witherspoon**  
**Council District 4, NPU-T**
- V-06-75** Application of **Holly Rilinger** for a special exception from the zoning regulations to 1) eliminate the on-site parking spaces from the required 14 to 0 spaces and 2) to allow parking within 500 feet of a primary use, a restaurant with outdoor dining. The property is located at **2012 HOSEA WILLIAMS DRIVE N.E.**, fronts 53 feet on the north side of Hosea L. Williams Drive and begins on the northwestern corner of Kirkwood Road. Zoned NC-3 (Kirkwood Neighborhood Commercial) District. Land Lot 206 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Southwest Real Estate**  
**Council District 5, NPU-O**
- V-06-82** Application of **Johnathan Marcus** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 2.4 feet and 2) to reduce both side yard setbacks from the required 5 feet to 0 feet to allow for a third story addition to an existing single-family house. The property is located at **735 MARTIN STREET S.E.**, fronts 18 feet on the east side of Martin Street and begins on the northwestern corner of Bill Lucas Drive. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Charles Williams**  
**Council District 1, NPU-V**
- V-06-83** Application of **Russell Meyer** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 3 feet and 2) reduce the south side yard setback from 7 feet to 4 feet, and, for 89 Selman Street to 3) reduce the north side yard setback from the required 7 feet to 6 feet, 4) reduce the south side yard setback from the required 7 feet to 4 feet, and 5) increase the lot coverage from the allowed maximum of 50%, to allow for the construction of two single-family houses. The property is located at **87 & 89 SELMAN STREET S.E.**, fronts 46 feet on the west side of Selman Street and begins 366 feet north of the southwestern corner of Wylie Street. Zoned R-5 (Two-Family Residential) District. Land Lot 13 of the 14<sup>th</sup> District, Fulton County Georgia.  
**Owner: Russell Meyer**  
**Council District 5, NPU-N**

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**Page 1 of 7**

**NEW CASES**

- V-06-145** Appeal of **Brookwood Hills Community Club, Inc.** of a decision of the Bureau of Buildings to issue a building permit for a concrete batch plant. Property is located at **340 ARMOUR DRIVE, N.E.**, fronts 471 feet on the north side of Armour Drive, and begins 490.83 feet from the north-west corner of Armour Drive and Armour Circle. Zoned I-1 (Light Industrial) District. Land Lot 58 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ready Mix USA**  
**Council District 7, NPU-E**
- V-06-136** Appeal by **Princeton Lakes Partners, LLC** of a decision by the Commissioner of the Department of Planning and Community Development that a trail must be constructed according to certain specifications. Property is located at **3880 REDWINE ROAD, S.W. (a.k.a. "PRINCETON LAKES" SUBDIVISION)**. Tract 1 fronts 780.8 feet on the south side of Hogan Road and begins 852 feet west of the southwest corner of Hogan Road and Fairburn Road. Tract 2 fronts 1,080 feet on the west side of Fairburn Road and begins 780 feet north of the northwest corner of Fairburn Road and Telfar Road. Zoned PD-MU (Planned Development-Mixed Use) District. Land Lots 1, 2, 3, 4, 34, 35, & 36 of the 14<sup>th</sup> FF District, and Land Lot 254 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Princeton Lakes Partners, LLC**  
**Council District 11, NPU-P**
- V-06-132** Application of **Ronnie Lee Holmes** for special exceptions from the zoning regulations to 1) allow a church on a lot of less than one acre, and 2) reduce on-site parking from the required 50 spaces to 0 spaces. The property is located at **541 MOBILE AVENUE, S.W.**, fronts 50 feet on the north side of Mobile Avenue, and begins 313.5 feet east of the northeast corner of Mobile Avenue and Metropolitan Parkway. Zoned R-4A (Single-Family Residential) District. Land Lot 90 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ronnie Lee Holmes**  
**Council District 12, NPU-X**
- V-06-137** Application of **Rob Lamb** for a variance from the zoning regulations to reduce the useable open space from .41 to .38 to allow for a live-work development. Property is located at **1971-1989 COLLEGE AVENUE, N.E.**, fronts 415 feet on the south side of College Avenue, and begins at the southeast corner of College Avenue and Howard Street. Zoned C-1 (Community Business) District. Land Lot 211 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Kirkwood Ironworks Development**  
**Council District 5, NPU-O**

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**Page 2 of 7**

- V-06-138** Application of **Brenda Bass** for a special exception from the zoning regulations to allow an 8-foot high wall in the half-depth front yard setback, where up to a 4-foot high fence would otherwise be permitted. Property is located at **2621 OLD WESLEY PLACE, N.W.**, fronts 110 feet on the east side of Old Wesley Place, and begins on the southeast corner of Old Wesley Place and West Wesley. Zoned RG-3 (Multifamily Residential-Sector 3) District. Land Lot 184 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Graceland Development**  
**Council District 8, NPU-C**
- V-06-139** Application of **Shirley S. Richmond and Grace S., Inc.** for a variance from the zoning regulations to allow parking in the required front, side, and rear yard setbacks where it would otherwise be prohibited, for construction of a new, multifamily residential development. Property is located at **350 CHAPPELL ROAD, N.W.**, fronts 200 feet on the west side of Chappell Road, and begins at the southwest corner of Chappell Road and Conway Place. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 143 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Grace S., Inc.**  
**Council District 3, NPU-J**
- V-06-140** Application of **Lisa DeAngelis and Randall Cobb** for a special exception from the zoning regulations to erect a 6-foot high fence gate, where up to a 4-foot high fence and/or gate would otherwise be permitted. Property is located at **421 SEVENTH STREET, N.E.**, fronts 68.85 feet on the south side of Seventh Street, and begins 81.05 feet west of the southeast corner of Seventh Street and Mentelle Drive. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa deAngelis and Randall Cobb**  
**Council District 6, NPU-E**
- V-06-141** Application of **Henry Schwab** for variances from the zoning regulations to 1) allow parking in the required front yard setback, 2) allow parking in the required half-depth front yard setback, 3) allow parking in the transitional yard, 4) allow a structure in the transitional east side yard, 5) reduce the half-depth front yard setback from the required 25 feet to 20 feet to allow an addition to an existing structure, and 6) reduce on-site parking from the required 117 spaces to 34 spaces, all to allow conversion of an existing building to a private school. Property is located at **228 Margaret Street and 1547 Lakewood Avenue, S.E.**, fronts Zoned O-I-C (Office-Institutional-Conditional) District. Land Lot 57 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ron Clark**  
**Council District 1, NPU-Y**
- V-06-142** Application of **Craig Shelton** for a variance from the zoning regulations to reduce the east side yard setback from the required 10 feet to 7.5 feet, for a second story addition to a single-family house. Property is located at **926 GLENBROOK DRIVE, N.W.**, fronts 70 feet on the south side of Glenbrook Drive, and begins 267 feet east of the northeast corner of Glenbrook Drive and Brookview Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Robert Malone**  
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**Page 3 of 7**

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**Owner: Karl McCray**  
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**Owner: Mike Emanuel Siamek**  
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**Owners: Lisa and Aubrey Glazman**  
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**Page 4 of 7**

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**Owner: Steven Collins**  
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**Owner: Caryn Pons Appelbaum**  
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**Page 5 of 7**

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**Owner: George H. Lane, III**  
**Council District 8, NPU-A**
- V-06-158** Application of **Larry Patterson** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17 ½ feet to 4.6 feet, for a room addition to an existing single-family house. Property is located at **930 STALLINGS AVENUE, S.E.**, fronts 50 feet on the northeast side of Stallings Avenue, and begins at the southeast corner of Stallings Avenue and Russell Street. Zoned R-4 (Single-Family Residential) District. Land Lot 146 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Larry Patterson**  
**Council District 5, NPU-W**
- V-06-159** Application of **Village Works, LLC** for 1) variances from the zoning regulations to reduce the east side yard setback from the required 7 feet to 6 feet and 2) reduce the west side yard setback from the required 7 feet to 5 feet, 8 inches. Property is located at **2018 McCLENDON AVENUE, N.E.**, fronts 50 feet on the north side of McClendon Avenue, and begins 1,224.6 feet east of the northeast corner of McClendon Avenue and Claire Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 238 of the 15<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lawrence Stacconi**  
**Council District 5, NPU-N**
- V-06-160** Application of **Geoving Gerard** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 27 feet, for an addition to a single-family house. Property is located at **156 FOURTH AVENUE, S.E.**, fronts 51.3 feet on the east side of Fourth Avenue, and begins 350 feet north of the northeast corner of Fourth Avenue and Memorial Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 204 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Geoving Gerard**  
**Council District 5, NPU-O**
- V-06-161** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, and 2) reduce the side yard setback from the required 10 feet to 6 feet, for a one-story addition to the front of a single-family house. Property is located at **2270 BROOKVIEW DRIVE, N.W.**, fronts 140.5 feet on the northwest side of Brookview Drive, and begins at the northwest corner of Brookview Drive and Tennyson Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Wilson Glasgow**  
**Council District 8, NPU-C**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 6 of 7**

**V-06-162** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, 2) reduce the east side yard setback from the required 10 feet to 8.2 feet, and 3) reduce the west side yard setback from the required 10 feet to 4 feet, for a second story addition to a single-family house. Property is located at **2105 BROOKVIEW DRIVE, N.W.**, fronts 80 feet on the northeast side of Brookview Drive, and begins 170 feet north of the northeast corner of Brookview Drive and Kipling Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Joseph Natividad**  
**Council District 8, NPU-C**

**V-06-163** Application of **Brian Bird** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 1 foot, for a detached garage addition to an existing single-family house. Property is located at **762 LONGWOOD DRIVE, N.W.**, fronts 60 feet on the south side of Longwood Drive, and begins 740 feet east of the southeast corner of Longwood Drive and Howell Mill Road. Zoned R-4 (Single-Family Residential) District. Land Lot 154 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Patrick Shannon**  
**Council District 8, NPU-C**

**DEFERRED CASES**

**V-06-33** Application of **Coro Realty Advisors, LLC** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 15 feet to 0 feet, 2) decrease the minimum required usable open space from 37,791 square feet (42%) to 28,505 square feet (31.6%), and 3) allow parking and paving in the required transitional rear yard, to allow construction of a multifamily development. Property is located at **15 HABERSHAM ROAD N.E.**, fronts 142 feet on the south side of Habersham Road and begins on the southeastern corner of Habersham Road and Roswell Road. Zoned RG-3 (Residential General Sector 3) District. Land Lot 98 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Habersham Court Apartments, LLC**  
**Council District 7, NPU-B**

**V-06-69** Application of **Michelle Hendry** for 1) a special exception from the zoning regulations to allow a deck addition to an existing nonconforming duplex, and 2) a variance to reduce the north side yard setback from the required 7 feet to 5 feet, 4 inches for the deck encroachment. The property is located at **164 PEACHTREE CIRCLE N.E.**, fronts 37.5 feet on the west side of Peachtree Circle and begins 137 feet north of the northwestern corner of Seventeenth Street. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michelle Hendry**  
**Council District 2, NPU-E**



**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 7 of 7**

- V-06-70** Application of **Cheryl Witherspoon** for special exception from the zoning regulations to reduce on-site parking from the required 33 spaces to 28 spaces to allow for conversion of space in a commercial building to a restaurant. The property is located at **790-794 CASCADE ROAD S.W.**, fronts 56.4 feet on the east side of Cascade Road and begins 56.54 feet north of the northeastern corner of Cascade Road and Beecher Street. Zoned C-1 (Community Business) District. Land Lot 139 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Cheryl Witherspoon**  
**Council District 4, NPU-T**
- V-06-75** Application of **Holly Rilinger** for a special exception from the zoning regulations to 1) eliminate the on-site parking spaces from the required 14 to 0 spaces and 2) to allow parking within 500 feet of a primary use, a restaurant with outdoor dining. The property is located at **2012 HOSEA WILLIAMS DRIVE N.E.**, fronts 53 feet on the north side of Hosea L. Williams Drive and begins on the northwestern corner of Kirkwood Road. Zoned NC-3 (Kirkwood Neighborhood Commercial) District. Land Lot 206 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Southwest Real Estate**  
**Council District 5, NPU-O**
- V-06-82** Application of **Johnathan Marcus** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 2.4 feet and 2) to reduce both side yard setbacks from the required 5 feet to 0 feet to allow for a third story addition to an existing single-family house. The property is located at **735 MARTIN STREET S.E.**, fronts 18 feet on the east side of Martin Street and begins on the northwestern corner of Bill Lucas Drive. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Charles Williams**  
**Council District 1, NPU-V**
- V-06-83** Application of **Russell Meyer** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 3 feet and 2) reduce the south side yard setback from 7 feet to 4 feet, and, for 89 Selman Street to 3) reduce the north side yard setback from the required 7 feet to 6 feet, 4) reduce the south side yard setback from the required 7 feet to 4 feet, and 5) increase the lot coverage from the allowed maximum of 50%, to allow for the construction of two single-family houses. The property is located at **87 & 89 SELMAN STREET S.E.**, fronts 46 feet on the west side of Selman Street and begins 366 feet north of the southwestern corner of Wylie Street. Zoned R-5 (Two-Family Residential) District. Land Lot 13 of the 14<sup>th</sup> District, Fulton County Georgia.  
**Owner: Russell Meyer**  
**Council District 5, NPU-N**

**AGENDA**  
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**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 1 of 7**

**NEW CASES**

- V-06-145** Appeal of **Brookwood Hills Community Club, Inc.** of a decision of the Bureau of Buildings to issue a building permit for a concrete batch plant. Property is located at **340 ARMOUR DRIVE, N.E.**, fronts 471 feet on the north side of Armour Drive, and begins 490.83 feet from the north-west corner of Armour Drive and Armour Circle. Zoned I-1 (Light Industrial) District. Land Lot 58 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ready Mix USA**  
**Council District 7, NPU-E**
- V-06-136** Appeal by **Princeton Lakes Partners, LLC** of a decision by the Commissioner of the Department of Planning and Community Development that a trail must be constructed according to certain specifications. Property is located at **3880 REDWINE ROAD, S.W. (a.k.a. "PRINCETON LAKES" SUBDIVISION)**. Tract 1 fronts 780.8 feet on the south side of Hogan Road and begins 852 feet west of the southwest corner of Hogan Road and Fairburn Road. Tract 2 fronts 1,080 feet on the west side of Fairburn Road and begins 780 feet north of the northwest corner of Fairburn Road and Telfar Road. Zoned PD-MU (Planned Development-Mixed Use) District. Land Lots 1, 2, 3, 4, 34, 35, & 36 of the 14<sup>th</sup> FF District, and Land Lot 254 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Princeton Lakes Partners, LLC**  
**Council District 11, NPU-P**
- V-06-132** Application of **Ronnie Lee Holmes** for special exceptions from the zoning regulations to 1) allow a church on a lot of less than one acre, and 2) reduce on-site parking from the required 50 spaces to 0 spaces. The property is located at **541 MOBILE AVENUE, S.W.**, fronts 50 feet on the north side of Mobile Avenue, and begins 313.5 feet east of the northeast corner of Mobile Avenue and Metropolitan Parkway. Zoned R-4A (Single-Family Residential) District. Land Lot 90 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ronnie Lee Holmes**  
**Council District 12, NPU-X**
- V-06-137** Application of **Rob Lamb** for a variance from the zoning regulations to reduce the useable open space from .41 to .38 to allow for a live-work development. Property is located at **1971-1989 COLLEGE AVENUE, N.E.**, fronts 415 feet on the south side of College Avenue, and begins at the southeast corner of College Avenue and Howard Street. Zoned C-1 (Community Business) District. Land Lot 211 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Kirkwood Ironworks Development**  
**Council District 5, NPU-O**

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**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 2 of 7**

- V-06-138** Application of **Brenda Bass** for a special exception from the zoning regulations to allow an 8-foot high wall in the half-depth front yard setback, where up to a 4-foot high fence would otherwise be permitted. Property is located at **2621 OLD WESLEY PLACE, N.W.**, fronts 110 feet on the east side of Old Wesley Place, and begins on the southeast corner of Old Wesley Place and West Wesley. Zoned RG-3 (Multifamily Residential-Sector 3) District. Land Lot 184 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Graceland Development**  
**Council District 8, NPU-C**
- V-06-139** Application of **Shirley S. Richmond and Grace S., Inc.** for a variance from the zoning regulations to allow parking in the required front, side, and rear yard setbacks where it would otherwise be prohibited, for construction of a new, multifamily residential development. Property is located at **350 CHAPPELL ROAD, N.W.**, fronts 200 feet on the west side of Chappell Road, and begins at the southwest corner of Chappell Road and Conway Place. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 143 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Grace S., Inc.**  
**Council District 3, NPU-J**
- V-06-140** Application of **Lisa DeAngelis and Randall Cobb** for a special exception from the zoning regulations to erect a 6-foot high fence gate, where up to a 4-foot high fence and/or gate would otherwise be permitted. Property is located at **421 SEVENTH STREET, N.E.**, fronts 68.85 feet on the south side of Seventh Street, and begins 81.05 feet west of the southeast corner of Seventh Street and Mentelle Drive. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa deAngelis and Randall Cobb**  
**Council District 6, NPU-E**
- V-06-141** Application of **Henry Schwab** for variances from the zoning regulations to 1) allow parking in the required front yard setback, 2) allow parking in the required half-depth front yard setback, 3) allow parking in the transitional yard, 4) allow a structure in the transitional east side yard, 5) reduce the half-depth front yard setback from the required 25 feet to 20 feet to allow an addition to an existing structure, and 6) reduce on-site parking from the required 117 spaces to 34 spaces, all to allow conversion of an existing building to a private school. Property is located at **228 Margaret Street and 1547 Lakewood Avenue, S.E.**, fronts Zoned O-I-C (Office-Institutional-Conditional) District. Land Lot 57 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ron Clark**  
**Council District 1, NPU-Y**
- V-06-142** Application of **Craig Shelton** for a variance from the zoning regulations to reduce the east side yard setback from the required 10 feet to 7.5 feet, for a second story addition to a single-family house. Property is located at **926 GLENBROOK DRIVE, N.W.**, fronts 70 feet on the south side of Glenbrook Drive, and begins 267 feet east of the northeast corner of Glenbrook Drive and Brookview Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Robert Malone**  
**Council District 8, NPU-C**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 3 of 7**

- V-06-144** Application of **Karl McCray** for a variance from the zoning regulations to allow a driveway to exceed one-third of the total area of the required front yard setback. Property is located at **28 CANDLER ROAD, S.E.**, fronts 66.2 feet on the south side of Candler Road, and begins 99.8 feet east of the southeast corner of Candler Road and St. Patrick Lane. Zoned R-4. Land Lot 203 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Karl McCray**  
**Council District 5, NPU-O**
- V-06-147** Application of **Siamak Emanuel** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 13 feet, 2) reduce the north side yard setback from the required 7 feet to 4 feet, and 3) reduce the south side yard setback from the required 7 feet to 4 feet. Property is located at **235 CORLEY STREET, N.E.**, fronts 27 feet on the east side of Corley Street, and begins 227 feet south of the southeast corner of Corley Street and Highland Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mike Emanuel Siamek**  
**Council District 2, NPU-M**
- V-06-148** Application of **Timothy Littleton** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 10 feet to 2 feet, for enclosure of a carport and a second story addition to a single-family house. Property is located at **3942 WHITTINGTON DRIVE, N.E.**, fronts 100 feet on the west side of Whittington Drive, and begins 885.2 feet south of the southwest corner of Whittington Drive and Wieuca Road. Zoned R-3 (Single-Family Residential) District. Land Lot 64 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa and Aubrey Glazman**  
**Council District 7, NPU-B**
- V-06-149** Application of **Nancy and David Edge** for a variance to reduce the front yard setback from the required 50 feet to 47 feet, for enlargement of the front porch of a single-family house. Property is located at **4268 DYKES DRIVE, N.E.**, begins 148.3 feet south of the southwest corner of Dykes Drive and Hollydale Court. Zoned R-2B (Single-Family Residential) District. Land Lot 138 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Nancy and David Edge**  
**Council District 8, NPU-A**
- V-06-151** Application of **Thomas Mobley** for a special exception from the zoning regulations for a swimming pool to be located on a lot such that there would be no structures between it and the street. Property is located at **3260 PINE MEADOW ROAD, N.W.**, fronts 175 feet on the west side of Pine Meadow Road, and begins at the northwest corner of Pine Meadow Road and Northside Parkway. Zoned R-3 (Single-Family Residential) District. Land Lot 182 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Thomas and Janice Mobley**  
**Council District 8, NPU-A**

**AGENDA**  
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**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 4 of 7**

- V-06-152** Application of **Sarran Marshall** for a variance from the zoning regulations to reduce the \_\_\_\_ side yard setback from the required 7 feet to 4.7 feet for construction of a new, single-family house. Property is located at **995 FARRINGTON PLACE, S.E.**, fronts 40 feet on the west side of Farrington Place, and begins 160 feet north of the northwest corner of Farrington Place and Farrington Avenue. Zoned R-5C (Two-Family Residential) District. Land Lot 55 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Steven Collins**  
**Council District 1, NPU-V**
- V-06-154** Application of **Keri Hammond** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 23 feet, 2) reduce the south side yard setback from the required 7 feet to 4 feet, 6 inches, and 3) reduce the north side yard setback from the required 7 feet to 0 feet, for a deck and second story addition. Property is located at **996 CURRAN STREET, N.W.**, fronts 25 feet on the west side of Curran Street, and begins 90 feet north of the northwest corner of Curran Street and 10<sup>th</sup> Street. Zoned R-4A/SPI-8 (Single-Family Residential/Home Park Special Public Interest) District. Land Lot 149 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Caryn Pons Appelbaum**  
**Council District 2, NPU-E**
- V-06-155** Application of **RDI Investments** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 10.5 feet, for construction of a new, single-family house. Property is located at **857 SIMPSON STREET, N.W.**, fronts 39.5 feet on the north side of Simpson Street, and begins on the northeast corner of Simpson Street and Oliver Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: RDI, LLC**  
**Council District 3, NPU-L**
- V-06-156** Application of **Ward S. and Mary W. Bondurant** for a variance from the zoning regulations to reduce the front yard setback from the required 60 feet to 35 feet, to allow a front portico with an overhanging eave to be added to a single-family house. Property is located at **3798 CASTLEGATE DRIVE, N.W.**, fronts 92 feet on the west side of Castlegate Drive and 116.8 feet on the south side of the Castlegate Drive cul-de-sac bulb, and begins 526.9 feet north of the northwest corner of Castlegate Drive and Haddon Hall Road. Zoned R-2 (Single-Family Residential) District. Land Lot 159 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Ward S. and Mary W. Bondurant**  
**Council District 8, NPU-A**

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**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 5 of 7**

- V-06-157** Application of **George H. Lane, III** for special exceptions from the zoning regulations to 1) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the front yard setback, and 2) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the half-depth front yard setback. Property is located at **58 BLACKLAND ROAD and 70 & 98 BLACKLAND DRIVE, N.W.**, fronts 159 feet on the southwest side of Blackland Road and 545 feet on the southeast side of Blackland Drive, and begins at the southeast corner of Blackland Road and Blackland Drive. Zoned R-3 (Single-Family Residential) District. Land Lots 97 and 116 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: George H. Lane, III**  
**Council District 8, NPU-A**
- V-06-158** Application of **Larry Patterson** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17 ½ feet to 4.6 feet, for a room addition to an existing single-family house. Property is located at **930 STALLINGS AVENUE, S.E.**, fronts 50 feet on the northeast side of Stallings Avenue, and begins at the southeast corner of Stallings Avenue and Russell Street. Zoned R-4 (Single-Family Residential) District. Land Lot 146 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Larry Patterson**  
**Council District 5, NPU-W**
- V-06-159** Application of **Village Works, LLC** for 1) variances from the zoning regulations to reduce the east side yard setback from the required 7 feet to 6 feet and 2) reduce the west side yard setback from the required 7 feet to 5 feet, 8 inches. Property is located at **2018 McCLENDON AVENUE, N.E.**, fronts 50 feet on the north side of McClendon Avenue, and begins 1,224.6 feet east of the northeast corner of McClendon Avenue and Claire Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 238 of the 15<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lawrence Stacconi**  
**Council District 5, NPU-N**
- V-06-160** Application of **Geoving Gerard** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 27 feet, for an addition to a single-family house. Property is located at **156 FOURTH AVENUE, S.E.**, fronts 51.3 feet on the east side of Fourth Avenue, and begins 350 feet north of the northeast corner of Fourth Avenue and Memorial Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 204 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Geoving Gerard**  
**Council District 5, NPU-O**
- V-06-161** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, and 2) reduce the side yard setback from the required 10 feet to 6 feet, for a one-story addition to the front of a single-family house. Property is located at **2270 BROOKVIEW DRIVE, N.W.**, fronts 140.5 feet on the northwest side of Brookview Drive, and begins at the northwest corner of Brookview Drive and Tennyson Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Wilson Glasgow**  
**Council District 8, NPU-C**

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**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 6 of 7**

**V-06-162** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, 2) reduce the east side yard setback from the required 10 feet to 8.2 feet, and 3) reduce the west side yard setback from the required 10 feet to 4 feet, for a second story addition to a single-family house. Property is located at **2105 BROOKVIEW DRIVE, N.W.**, fronts 80 feet on the northeast side of Brookview Drive, and begins 170 feet north of the northeast corner of Brookview Drive and Kipling Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Joseph Natividad**  
**Council District 8, NPU-C**

**V-06-163** Application of **Brian Bird** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 1 foot, for a detached garage addition to an existing single-family house. Property is located at **762 LONGWOOD DRIVE, N.W.**, fronts 60 feet on the south side of Longwood Drive, and begins 740 feet east of the southeast corner of Longwood Drive and Howell Mill Road. Zoned R-4 (Single-Family Residential) District. Land Lot 154 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Patrick Shannon**  
**Council District 8, NPU-C**

**DEFERRED CASES**

**V-06-33** Application of **Coro Realty Advisors, LLC** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 15 feet to 0 feet, 2) decrease the minimum required usable open space from 37,791 square feet (42%) to 28,505 square feet (31.6%), and 3) allow parking and paving in the required transitional rear yard, to allow construction of a multifamily development. Property is located at **15 HABERSHAM ROAD N.E.**, fronts 142 feet on the south side of Habersham Road and begins on the southeastern corner of Habersham Road and Roswell Road. Zoned RG-3 (Residential General Sector 3) District. Land Lot 98 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Habersham Court Apartments, LLC**  
**Council District 7, NPU-B**

**V-06-69** Application of **Michelle Hendry** for 1) a special exception from the zoning regulations to allow a deck addition to an existing nonconforming duplex, and 2) a variance to reduce the north side yard setback from the required 7 feet to 5 feet, 4 inches for the deck encroachment. The property is located at **164 PEACHTREE CIRCLE N.E.**, fronts 37.5 feet on the west side of Peachtree Circle and begins 137 feet north of the northwestern corner of Seventeenth Street. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michelle Hendry**  
**Council District 2, NPU-E**

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**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 7 of 7**

- V-06-70** Application of **Cheryl Witherspoon** for special exception from the zoning regulations to reduce on-site parking from the required 33 spaces to 28 spaces to allow for conversion of space in a commercial building to a restaurant. The property is located at **790-794 CASCADE ROAD S.W.**, fronts 56.4 feet on the east side of Cascade Road and begins 56.54 feet north of the northeastern corner of Cascade Road and Beecher Street. Zoned C-1 (Community Business) District. Land Lot 139 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Cheryl Witherspoon**  
**Council District 4, NPU-T**
- V-06-75** Application of **Holly Rilinger** for a special exception from the zoning regulations to 1) eliminate the on-site parking spaces from the required 14 to 0 spaces and 2) to allow parking within 500 feet of a primary use, a restaurant with outdoor dining. The property is located at **2012 HOSEA WILLIAMS DRIVE N.E.**, fronts 53 feet on the north side of Hosea L. Williams Drive and begins on the northwestern corner of Kirkwood Road. Zoned NC-3 (Kirkwood Neighborhood Commercial) District. Land Lot 206 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Southwest Real Estate**  
**Council District 5, NPU-O**
- V-06-82** Application of **Johnathan Marcus** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 2.4 feet and 2) to reduce both side yard setbacks from the required 5 feet to 0 feet to allow for a third story addition to an existing single-family house. The property is located at **735 MARTIN STREET S.E.**, fronts 18 feet on the east side of Martin Street and begins on the northwestern corner of Bill Lucas Drive. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Charles Williams**  
**Council District 1, NPU-V**
- V-06-83** Application of **Russell Meyer** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 3 feet and 2) reduce the south side yard setback from 7 feet to 4 feet, and, for 89 Selman Street to 3) reduce the north side yard setback from the required 7 feet to 6 feet, 4) reduce the south side yard setback from the required 7 feet to 4 feet, and 5) increase the lot coverage from the allowed maximum of 50%, to allow for the construction of two single-family houses. The property is located at **87 & 89 SELMAN STREET S.E.**, fronts 46 feet on the west side of Selman Street and begins 366 feet north of the southwestern corner of Wylie Street. Zoned R-5 (Two-Family Residential) District. Land Lot 13 of the 14<sup>th</sup> District, Fulton County Georgia.  
**Owner: Russell Meyer**  
**Council District 5, NPU-N**



**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 1 of 7**

**NEW CASES**

- V-06-145** Appeal of **Brookwood Hills Community Club, Inc.** of a decision of the Bureau of Buildings to issue a building permit for a concrete batch plant. Property is located at **340 ARMOUR DRIVE, N.E.**, fronts 471 feet on the north side of Armour Drive, and begins 490.83 feet from the north-west corner of Armour Drive and Armour Circle. Zoned I-1 (Light Industrial) District. Land Lot 58 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ready Mix USA**  
**Council District 7, NPU-E**
- V-06-136** Appeal by **Princeton Lakes Partners, LLC** of a decision by the Commissioner of the Department of Planning and Community Development that a trail must be constructed according to certain specifications. Property is located at **3880 REDWINE ROAD, S.W. (a.k.a. "PRINCETON LAKES" SUBDIVISION)**. Tract 1 fronts 780.8 feet on the south side of Hogan Road and begins 852 feet west of the southwest corner of Hogan Road and Fairburn Road. Tract 2 fronts 1,080 feet on the west side of Fairburn Road and begins 780 feet north of the northwest corner of Fairburn Road and Telfar Road. Zoned PD-MU (Planned Development-Mixed Use) District. Land Lots 1, 2, 3, 4, 34, 35, & 36 of the 14<sup>th</sup> FF District, and Land Lot 254 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Princeton Lakes Partners, LLC**  
**Council District 11, NPU-P**
- V-06-132** Application of **Ronnie Lee Holmes** for special exceptions from the zoning regulations to 1) allow a church on a lot of less than one acre, and 2) reduce on-site parking from the required 50 spaces to 0 spaces. The property is located at **541 MOBILE AVENUE, S.W.**, fronts 50 feet on the north side of Mobile Avenue, and begins 313.5 feet east of the northeast corner of Mobile Avenue and Metropolitan Parkway. Zoned R-4A (Single-Family Residential) District. Land Lot 90 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ronnie Lee Holmes**  
**Council District 12, NPU-X**
- V-06-137** Application of **Rob Lamb** for a variance from the zoning regulations to reduce the useable open space from .41 to .38 to allow for a live-work development. Property is located at **1971-1989 COLLEGE AVENUE, N.E.**, fronts 415 feet on the south side of College Avenue, and begins at the southeast corner of College Avenue and Howard Street. Zoned C-1 (Community Business) District. Land Lot 211 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Kirkwood Ironworks Development**  
**Council District 5, NPU-O**

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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 2 of 7**

- V-06-138** Application of **Brenda Bass** for a special exception from the zoning regulations to allow an 8-foot high wall in the half-depth front yard setback, where up to a 4-foot high fence would otherwise be permitted. Property is located at **2621 OLD WESLEY PLACE, N.W.**, fronts 110 feet on the east side of Old Wesley Place, and begins on the southeast corner of Old Wesley Place and West Wesley. Zoned RG-3 (Multifamily Residential-Sector 3) District. Land Lot 184 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Graceland Development**  
**Council District 8, NPU-C**
- V-06-139** Application of **Shirley S. Richmond and Grace S., Inc.** for a variance from the zoning regulations to allow parking in the required front, side, and rear yard setbacks where it would otherwise be prohibited, for construction of a new, multifamily residential development. Property is located at **350 CHAPPELL ROAD, N.W.**, fronts 200 feet on the west side of Chappell Road, and begins at the southwest corner of Chappell Road and Conway Place. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 143 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Grace S., Inc.**  
**Council District 3, NPU-J**
- V-06-140** Application of **Lisa DeAngelis and Randall Cobb** for a special exception from the zoning regulations to erect a 6-foot high fence gate, where up to a 4-foot high fence and/or gate would otherwise be permitted. Property is located at **421 SEVENTH STREET, N.E.**, fronts 68.85 feet on the south side of Seventh Street, and begins 81.05 feet west of the southeast corner of Seventh Street and Mentelle Drive. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa deAngelis and Randall Cobb**  
**Council District 6, NPU-E**
- V-06-141** Application of **Henry Schwab** for variances from the zoning regulations to 1) allow parking in the required front yard setback, 2) allow parking in the required half-depth front yard setback, 3) allow parking in the transitional yard, 4) allow a structure in the transitional east side yard, 5) reduce the half-depth front yard setback from the required 25 feet to 20 feet to allow an addition to an existing structure, and 6) reduce on-site parking from the required 117 spaces to 34 spaces, all to allow conversion of an existing building to a private school. Property is located at **228 Margaret Street and 1547 Lakewood Avenue, S.E.**, fronts Zoned O-I-C (Office-Institutional-Conditional) District. Land Lot 57 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ron Clark**  
**Council District 1, NPU-Y**
- V-06-142** Application of **Craig Shelton** for a variance from the zoning regulations to reduce the east side yard setback from the required 10 feet to 7.5 feet, for a second story addition to a single-family house. Property is located at **926 GLENBROOK DRIVE, N.W.**, fronts 70 feet on the south side of Glenbrook Drive, and begins 267 feet east of the northeast corner of Glenbrook Drive and Brookview Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Robert Malone**  
**Council District 8, NPU-C**

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**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 3 of 7**

- V-06-144** Application of **Karl McCray** for a variance from the zoning regulations to allow a driveway to exceed one-third of the total area of the required front yard setback. Property is located at **28 CANDLER ROAD, S.E.**, fronts 66.2 feet on the south side of Candler Road, and begins 99.8 feet east of the southeast corner of Candler Road and St. Patrick Lane. Zoned R-4. Land Lot 203 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Karl McCray**  
**Council District 5, NPU-O**
- V-06-147** Application of **Siamak Emanuel** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 13 feet, 2) reduce the north side yard setback from the required 7 feet to 4 feet, and 3) reduce the south side yard setback from the required 7 feet to 4 feet. Property is located at **235 CORLEY STREET, N.E.**, fronts 27 feet on the east side of Corley Street, and begins 227 feet south of the southeast corner of Corley Street and Highland Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mike Emanuel Siamek**  
**Council District 2, NPU-M**
- V-06-148** Application of **Timothy Littleton** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 10 feet to 2 feet, for enclosure of a carport and a second story addition to a single-family house. Property is located at **3942 WHITTINGTON DRIVE, N.E.**, fronts 100 feet on the west side of Whittington Drive, and begins 885.2 feet south of the southwest corner of Whittington Drive and Wieuca Road. Zoned R-3 (Single-Family Residential) District. Land Lot 64 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa and Aubrey Glazman**  
**Council District 7, NPU-B**
- V-06-149** Application of **Nancy and David Edge** for a variance to reduce the front yard setback from the required 50 feet to 47 feet, for enlargement of the front porch of a single-family house. Property is located at **4268 DYKES DRIVE, N.E.**, begins 148.3 feet south of the southwest corner of Dykes Drive and Hollydale Court. Zoned R-2B (Single-Family Residential) District. Land Lot 138 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Nancy and David Edge**  
**Council District 8, NPU-A**
- V-06-151** Application of **Thomas Mobley** for a special exception from the zoning regulations for a swimming pool to be located on a lot such that there would be no structures between it and the street. Property is located at **3260 PINE MEADOW ROAD, N.W.**, fronts 175 feet on the west side of Pine Meadow Road, and begins at the northwest corner of Pine Meadow Road and Northside Parkway. Zoned R-3 (Single-Family Residential) District. Land Lot 182 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Thomas and Janice Mobley**  
**Council District 8, NPU-A**

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**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 4 of 7**

- V-06-152** Application of **Sarran Marshall** for a variance from the zoning regulations to reduce the \_\_\_\_ side yard setback from the required 7 feet to 4.7 feet for construction of a new, single-family house. Property is located at **995 FARRINGTON PLACE, S.E.**, fronts 40 feet on the west side of Farrington Place, and begins 160 feet north of the northwest corner of Farrington Place and Farrington Avenue. Zoned R-5C (Two-Family Residential) District. Land Lot 55 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Steven Collins**  
**Council District 1, NPU-V**
- V-06-154** Application of **Keri Hammond** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 23 feet, 2) reduce the south side yard setback from the required 7 feet to 4 feet, 6 inches, and 3) reduce the north side yard setback from the required 7 feet to 0 feet, for a deck and second story addition. Property is located at **996 CURRAN STREET, N.W.**, fronts 25 feet on the west side of Curran Street, and begins 90 feet north of the northwest corner of Curran Street and 10<sup>th</sup> Street. Zoned R-4A/SPI-8 (Single-Family Residential/Home Park Special Public Interest) District. Land Lot 149 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Caryn Pons Appelbaum**  
**Council District 2, NPU-E**
- V-06-155** Application of **RDI Investments** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 10.5 feet, for construction of a new, single-family house. Property is located at **857 SIMPSON STREET, N.W.**, fronts 39.5 feet on the north side of Simpson Street, and begins on the northeast corner of Simpson Street and Oliver Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: RDI, LLC**  
**Council District 3, NPU-L**
- V-06-156** Application of **Ward S. and Mary W. Bondurant** for a variance from the zoning regulations to reduce the front yard setback from the required 60 feet to 35 feet, to allow a front portico with an overhanging eave to be added to a single-family house. Property is located at **3798 CASTLEGATE DRIVE, N.W.**, fronts 92 feet on the west side of Castlegate Drive and 116.8 feet on the south side of the Castlegate Drive cul-de-sac bulb, and begins 526.9 feet north of the northwest corner of Castlegate Drive and Haddon Hall Road. Zoned R-2 (Single-Family Residential) District. Land Lot 159 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Ward S. and Mary W. Bondurant**  
**Council District 8, NPU-A**

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**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 5 of 7**

- V-06-157** Application of **George H. Lane, III** for special exceptions from the zoning regulations to 1) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the front yard setback, and 2) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the half-depth front yard setback. Property is located at **58 BLACKLAND ROAD and 70 & 98 BLACKLAND DRIVE, N.W.**, fronts 159 feet on the southwest side of Blackland Road and 545 feet on the southeast side of Blackland Drive, and begins at the southeast corner of Blackland Road and Blackland Drive. Zoned R-3 (Single-Family Residential) District. Land Lots 97 and 116 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: George H. Lane, III**  
**Council District 8, NPU-A**
- V-06-158** Application of **Larry Patterson** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17 ½ feet to 4.6 feet, for a room addition to an existing single-family house. Property is located at **930 STALLINGS AVENUE, S.E.**, fronts 50 feet on the northeast side of Stallings Avenue, and begins at the southeast corner of Stallings Avenue and Russell Street. Zoned R-4 (Single-Family Residential) District. Land Lot 146 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Larry Patterson**  
**Council District 5, NPU-W**
- V-06-159** Application of **Village Works, LLC** for 1) variances from the zoning regulations to reduce the east side yard setback from the required 7 feet to 6 feet and 2) reduce the west side yard setback from the required 7 feet to 5 feet, 8 inches. Property is located at **2018 McCLENDON AVENUE, N.E.**, fronts 50 feet on the north side of McClendon Avenue, and begins 1,224.6 feet east of the northeast corner of McClendon Avenue and Claire Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 238 of the 15<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lawrence Stacconi**  
**Council District 5, NPU-N**
- V-06-160** Application of **Geoving Gerard** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 27 feet, for an addition to a single-family house. Property is located at **156 FOURTH AVENUE, S.E.**, fronts 51.3 feet on the east side of Fourth Avenue, and begins 350 feet north of the northeast corner of Fourth Avenue and Memorial Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 204 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Geoving Gerard**  
**Council District 5, NPU-O**
- V-06-161** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, and 2) reduce the side yard setback from the required 10 feet to 6 feet, for a one-story addition to the front of a single-family house. Property is located at **2270 BROOKVIEW DRIVE, N.W.**, fronts 140.5 feet on the northwest side of Brookview Drive, and begins at the northwest corner of Brookview Drive and Tennyson Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Wilson Glasgow**  
**Council District 8, NPU-C**

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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 6 of 7**

**V-06-162** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, 2) reduce the east side yard setback from the required 10 feet to 8.2 feet, and 3) reduce the west side yard setback from the required 10 feet to 4 feet, for a second story addition to a single-family house. Property is located at **2105 BROOKVIEW DRIVE, N.W.**, fronts 80 feet on the northeast side of Brookview Drive, and begins 170 feet north of the northeast corner of Brookview Drive and Kipling Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Joseph Natividad**  
**Council District 8, NPU-C**

**V-06-163** Application of **Brian Bird** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 1 foot, for a detached garage addition to an existing single-family house. Property is located at **762 LONGWOOD DRIVE, N.W.**, fronts 60 feet on the south side of Longwood Drive, and begins 740 feet east of the southeast corner of Longwood Drive and Howell Mill Road. Zoned R-4 (Single-Family Residential) District. Land Lot 154 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Patrick Shannon**  
**Council District 8, NPU-C**

**DEFERRED CASES**

**V-06-33** Application of **Coro Realty Advisors, LLC** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 15 feet to 0 feet, 2) decrease the minimum required usable open space from 37,791 square feet (42%) to 28,505 square feet (31.6%), and 3) allow parking and paving in the required transitional rear yard, to allow construction of a multifamily development. Property is located at **15 HABERSHAM ROAD N.E.**, fronts 142 feet on the south side of Habersham Road and begins on the southeastern corner of Habersham Road and Roswell Road. Zoned RG-3 (Residential General Sector 3) District. Land Lot 98 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Habersham Court Apartments, LLC**  
**Council District 7, NPU-B**

**V-06-69** Application of **Michelle Hendry** for 1) a special exception from the zoning regulations to allow a deck addition to an existing nonconforming duplex, and 2) a variance to reduce the north side yard setback from the required 7 feet to 5 feet, 4 inches for the deck encroachment. The property is located at **164 PEACHTREE CIRCLE N.E.**, fronts 37.5 feet on the west side of Peachtree Circle and begins 137 feet north of the northwestern corner of Seventeenth Street. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michelle Hendry**  
**Council District 2, NPU-E**

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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 7 of 7**

- V-06-70** Application of **Cheryl Witherspoon** for special exception from the zoning regulations to reduce on-site parking from the required 33 spaces to 28 spaces to allow for conversion of space in a commercial building to a restaurant. The property is located at **790-794 CASCADE ROAD S.W.**, fronts 56.4 feet on the east side of Cascade Road and begins 56.54 feet north of the northeastern corner of Cascade Road and Beecher Street. Zoned C-1 (Community Business) District. Land Lot 139 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Cheryl Witherspoon**  
**Council District 4, NPU-T**
- V-06-75** Application of **Holly Rilinger** for a special exception from the zoning regulations to 1) eliminate the on-site parking spaces from the required 14 to 0 spaces and 2) to allow parking within 500 feet of a primary use, a restaurant with outdoor dining. The property is located at **2012 HOSEA WILLIAMS DRIVE N.E.**, fronts 53 feet on the north side of Hosea L. Williams Drive and begins on the northwestern corner of Kirkwood Road. Zoned NC-3 (Kirkwood Neighborhood Commercial) District. Land Lot 206 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Southwest Real Estate**  
**Council District 5, NPU-O**
- V-06-82** Application of **Johnathan Marcus** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 2.4 feet and 2) to reduce both side yard setbacks from the required 5 feet to 0 feet to allow for a third story addition to an existing single-family house. The property is located at **735 MARTIN STREET S.E.**, fronts 18 feet on the east side of Martin Street and begins on the northwestern corner of Bill Lucas Drive. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Charles Williams**  
**Council District 1, NPU-V**
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**Owner: Russell Meyer**  
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**Page 1 of 7**

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**Owner: Ready Mix USA**  
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**Owner: Princeton Lakes Partners, LLC**  
**Council District 11, NPU-P**
- V-06-132** Application of **Ronnie Lee Holmes** for special exceptions from the zoning regulations to 1) allow a church on a lot of less than one acre, and 2) reduce on-site parking from the required 50 spaces to 0 spaces. The property is located at **541 MOBILE AVENUE, S.W.**, fronts 50 feet on the north side of Mobile Avenue, and begins 313.5 feet east of the northeast corner of Mobile Avenue and Metropolitan Parkway. Zoned R-4A (Single-Family Residential) District. Land Lot 90 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ronnie Lee Holmes**  
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**Owner: Kirkwood Ironworks Development**  
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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 2 of 7**

- V-06-138** Application of **Brenda Bass** for a special exception from the zoning regulations to allow an 8-foot high wall in the half-depth front yard setback, where up to a 4-foot high fence would otherwise be permitted. Property is located at **2621 OLD WESLEY PLACE, N.W.**, fronts 110 feet on the east side of Old Wesley Place, and begins on the southeast corner of Old Wesley Place and West Wesley. Zoned RG-3 (Multifamily Residential-Sector 3) District. Land Lot 184 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Graceland Development**  
**Council District 8, NPU-C**
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**Owner: Grace S., Inc.**  
**Council District 3, NPU-J**
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**Owners: Lisa deAngelis and Randall Cobb**  
**Council District 6, NPU-E**
- V-06-141** Application of **Henry Schwab** for variances from the zoning regulations to 1) allow parking in the required front yard setback, 2) allow parking in the required half-depth front yard setback, 3) allow parking in the transitional yard, 4) allow a structure in the transitional east side yard, 5) reduce the half-depth front yard setback from the required 25 feet to 20 feet to allow an addition to an existing structure, and 6) reduce on-site parking from the required 117 spaces to 34 spaces, all to allow conversion of an existing building to a private school. Property is located at **228 Margaret Street and 1547 Lakewood Avenue, S.E.**, fronts Zoned O-I-C (Office-Institutional-Conditional) District. Land Lot 57 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ron Clark**  
**Council District 1, NPU-Y**
- V-06-142** Application of **Craig Shelton** for a variance from the zoning regulations to reduce the east side yard setback from the required 10 feet to 7.5 feet, for a second story addition to a single-family house. Property is located at **926 GLENBROOK DRIVE, N.W.**, fronts 70 feet on the south side of Glenbrook Drive, and begins 267 feet east of the northeast corner of Glenbrook Drive and Brookview Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Robert Malone**  
**Council District 8, NPU-C**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 3 of 7**

- V-06-144** Application of **Karl McCray** for a variance from the zoning regulations to allow a driveway to exceed one-third of the total area of the required front yard setback. Property is located at **28 CANDLER ROAD, S.E.**, fronts 66.2 feet on the south side of Candler Road, and begins 99.8 feet east of the southeast corner of Candler Road and St. Patrick Lane. Zoned R-4. Land Lot 203 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Karl McCray**  
**Council District 5, NPU-O**
- V-06-147** Application of **Siamak Emanuel** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 13 feet, 2) reduce the north side yard setback from the required 7 feet to 4 feet, and 3) reduce the south side yard setback from the required 7 feet to 4 feet. Property is located at **235 CORLEY STREET, N.E.**, fronts 27 feet on the east side of Corley Street, and begins 227 feet south of the southeast corner of Corley Street and Highland Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mike Emanuel Siamek**  
**Council District 2, NPU-M**
- V-06-148** Application of **Timothy Littleton** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 10 feet to 2 feet, for enclosure of a carport and a second story addition to a single-family house. Property is located at **3942 WHITTINGTON DRIVE, N.E.**, fronts 100 feet on the west side of Whittington Drive, and begins 885.2 feet south of the southwest corner of Whittington Drive and Wieuca Road. Zoned R-3 (Single-Family Residential) District. Land Lot 64 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa and Aubrey Glazman**  
**Council District 7, NPU-B**
- V-06-149** Application of **Nancy and David Edge** for a variance to reduce the front yard setback from the required 50 feet to 47 feet, for enlargement of the front porch of a single-family house. Property is located at **4268 DYKES DRIVE, N.E.**, begins 148.3 feet south of the southwest corner of Dykes Drive and Hollydale Court. Zoned R-2B (Single-Family Residential) District. Land Lot 138 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Nancy and David Edge**  
**Council District 8, NPU-A**
- V-06-151** Application of **Thomas Mobley** for a special exception from the zoning regulations for a swimming pool to be located on a lot such that there would be no structures between it and the street. Property is located at **3260 PINE MEADOW ROAD, N.W.**, fronts 175 feet on the west side of Pine Meadow Road, and begins at the northwest corner of Pine Meadow Road and Northside Parkway. Zoned R-3 (Single-Family Residential) District. Land Lot 182 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Thomas and Janice Mobley**  
**Council District 8, NPU-A**

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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 4 of 7**

- V-06-152** Application of **Sarran Marshall** for a variance from the zoning regulations to reduce the \_\_\_\_ side yard setback from the required 7 feet to 4.7 feet for construction of a new, single-family house. Property is located at **995 FARRINGTON PLACE, S.E.**, fronts 40 feet on the west side of Farrington Place, and begins 160 feet north of the northwest corner of Farrington Place and Farrington Avenue. Zoned R-5C (Two-Family Residential) District. Land Lot 55 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Steven Collins**  
**Council District 1, NPU-V**
- V-06-154** Application of **Keri Hammond** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 23 feet, 2) reduce the south side yard setback from the required 7 feet to 4 feet, 6 inches, and 3) reduce the north side yard setback from the required 7 feet to 0 feet, for a deck and second story addition. Property is located at **996 CURRAN STREET, N.W.**, fronts 25 feet on the west side of Curran Street, and begins 90 feet north of the northwest corner of Curran Street and 10<sup>th</sup> Street. Zoned R-4A/SPI-8 (Single-Family Residential/Home Park Special Public Interest) District. Land Lot 149 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Caryn Pons Appelbaum**  
**Council District 2, NPU-E**
- V-06-155** Application of **RDI Investments** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 10.5 feet, for construction of a new, single-family house. Property is located at **857 SIMPSON STREET, N.W.**, fronts 39.5 feet on the north side of Simpson Street, and begins on the northeast corner of Simpson Street and Oliver Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: RDI, LLC**  
**Council District 3, NPU-L**
- V-06-156** Application of **Ward S. and Mary W. Bondurant** for a variance from the zoning regulations to reduce the front yard setback from the required 60 feet to 35 feet, to allow a front portico with an overhanging eave to be added to a single-family house. Property is located at **3798 CASTLEGATE DRIVE, N.W.**, fronts 92 feet on the west side of Castlegate Drive and 116.8 feet on the south side of the Castlegate Drive cul-de-sac bulb, and begins 526.9 feet north of the northwest corner of Castlegate Drive and Haddon Hall Road. Zoned R-2 (Single-Family Residential) District. Land Lot 159 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Ward S. and Mary W. Bondurant**  
**Council District 8, NPU-A**

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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 5 of 7**

- V-06-157** Application of **George H. Lane, III** for special exceptions from the zoning regulations to 1) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the front yard setback, and 2) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the half-depth front yard setback. Property is located at **58 BLACKLAND ROAD and 70 & 98 BLACKLAND DRIVE, N.W.**, fronts 159 feet on the southwest side of Blackland Road and 545 feet on the southeast side of Blackland Drive, and begins at the southeast corner of Blackland Road and Blackland Drive. Zoned R-3 (Single-Family Residential) District. Land Lots 97 and 116 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: George H. Lane, III**  
**Council District 8, NPU-A**
- V-06-158** Application of **Larry Patterson** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17 ½ feet to 4.6 feet, for a room addition to an existing single-family house. Property is located at **930 STALLINGS AVENUE, S.E.**, fronts 50 feet on the northeast side of Stallings Avenue, and begins at the southeast corner of Stallings Avenue and Russell Street. Zoned R-4 (Single-Family Residential) District. Land Lot 146 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Larry Patterson**  
**Council District 5, NPU-W**
- V-06-159** Application of **Village Works, LLC** for 1) variances from the zoning regulations to reduce the east side yard setback from the required 7 feet to 6 feet and 2) reduce the west side yard setback from the required 7 feet to 5 feet, 8 inches. Property is located at **2018 McCLENDON AVENUE, N.E.**, fronts 50 feet on the north side of McClendon Avenue, and begins 1,224.6 feet east of the northeast corner of McClendon Avenue and Claire Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 238 of the 15<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lawrence Stacconi**  
**Council District 5, NPU-N**
- V-06-160** Application of **Geoving Gerard** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 27 feet, for an addition to a single-family house. Property is located at **156 FOURTH AVENUE, S.E.**, fronts 51.3 feet on the east side of Fourth Avenue, and begins 350 feet north of the northeast corner of Fourth Avenue and Memorial Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 204 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Geoving Gerard**  
**Council District 5, NPU-O**
- V-06-161** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, and 2) reduce the side yard setback from the required 10 feet to 6 feet, for a one-story addition to the front of a single-family house. Property is located at **2270 BROOKVIEW DRIVE, N.W.**, fronts 140.5 feet on the northwest side of Brookview Drive, and begins at the northwest corner of Brookview Drive and Tennyson Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Wilson Glasgow**  
**Council District 8, NPU-C**

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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 6 of 7**

**V-06-162** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, 2) reduce the east side yard setback from the required 10 feet to 8.2 feet, and 3) reduce the west side yard setback from the required 10 feet to 4 feet, for a second story addition to a single-family house. Property is located at **2105 BROOKVIEW DRIVE, N.W.**, fronts 80 feet on the northeast side of Brookview Drive, and begins 170 feet north of the northeast corner of Brookview Drive and Kipling Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Joseph Natividad**  
**Council District 8, NPU-C**

**V-06-163** Application of **Brian Bird** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 1 foot, for a detached garage addition to an existing single-family house. Property is located at **762 LONGWOOD DRIVE, N.W.**, fronts 60 feet on the south side of Longwood Drive, and begins 740 feet east of the southeast corner of Longwood Drive and Howell Mill Road. Zoned R-4 (Single-Family Residential) District. Land Lot 154 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Patrick Shannon**  
**Council District 8, NPU-C**

**DEFERRED CASES**

**V-06-33** Application of **Coro Realty Advisors, LLC** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 15 feet to 0 feet, 2) decrease the minimum required usable open space from 37,791 square feet (42%) to 28,505 square feet (31.6%), and 3) allow parking and paving in the required transitional rear yard, to allow construction of a multifamily development. Property is located at **15 HABERSHAM ROAD N.E.**, fronts 142 feet on the south side of Habersham Road and begins on the southeastern corner of Habersham Road and Roswell Road. Zoned RG-3 (Residential General Sector 3) District. Land Lot 98 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Habersham Court Apartments, LLC**  
**Council District 7, NPU-B**

**V-06-69** Application of **Michelle Hendry** for 1) a special exception from the zoning regulations to allow a deck addition to an existing nonconforming duplex, and 2) a variance to reduce the north side yard setback from the required 7 feet to 5 feet, 4 inches for the deck encroachment. The property is located at **164 PEACHTREE CIRCLE N.E.**, fronts 37.5 feet on the west side of Peachtree Circle and begins 137 feet north of the northwestern corner of Seventeenth Street. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michelle Hendry**  
**Council District 2, NPU-E**

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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 7 of 7**

- V-06-70** Application of **Cheryl Witherspoon** for special exception from the zoning regulations to reduce on-site parking from the required 33 spaces to 28 spaces to allow for conversion of space in a commercial building to a restaurant. The property is located at **790-794 CASCADE ROAD S.W.**, fronts 56.4 feet on the east side of Cascade Road and begins 56.54 feet north of the northeastern corner of Cascade Road and Beecher Street. Zoned C-1 (Community Business) District. Land Lot 139 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Cheryl Witherspoon**  
**Council District 4, NPU-T**
- V-06-75** Application of **Holly Rilinger** for a special exception from the zoning regulations to 1) eliminate the on-site parking spaces from the required 14 to 0 spaces and 2) to allow parking within 500 feet of a primary use, a restaurant with outdoor dining. The property is located at **2012 HOSEA WILLIAMS DRIVE N.E.**, fronts 53 feet on the north side of Hosea L. Williams Drive and begins on the northwestern corner of Kirkwood Road. Zoned NC-3 (Kirkwood Neighborhood Commercial) District. Land Lot 206 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Southwest Real Estate**  
**Council District 5, NPU-O**
- V-06-82** Application of **Johnathan Marcus** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 2.4 feet and 2) to reduce both side yard setbacks from the required 5 feet to 0 feet to allow for a third story addition to an existing single-family house. The property is located at **735 MARTIN STREET S.E.**, fronts 18 feet on the east side of Martin Street and begins on the northwestern corner of Bill Lucas Drive. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Charles Williams**  
**Council District 1, NPU-V**
- V-06-83** Application of **Russell Meyer** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 3 feet and 2) reduce the south side yard setback from 7 feet to 4 feet, and, for 89 Selman Street to 3) reduce the north side yard setback from the required 7 feet to 6 feet, 4) reduce the south side yard setback from the required 7 feet to 4 feet, and 5) increase the lot coverage from the allowed maximum of 50%, to allow for the construction of two single-family houses. The property is located at **87 & 89 SELMAN STREET S.E.**, fronts 46 feet on the west side of Selman Street and begins 366 feet north of the southwestern corner of Wylie Street. Zoned R-5 (Two-Family Residential) District. Land Lot 13 of the 14<sup>th</sup> District, Fulton County Georgia.  
**Owner: Russell Meyer**  
**Council District 5, NPU-N**

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**Page 1 of 7**

**NEW CASES**

- V-06-145** Appeal of **Brookwood Hills Community Club, Inc.** of a decision of the Bureau of Buildings to issue a building permit for a concrete batch plant. Property is located at **340 ARMOUR DRIVE, N.E.**, fronts 471 feet on the north side of Armour Drive, and begins 490.83 feet from the north-west corner of Armour Drive and Armour Circle. Zoned I-1 (Light Industrial) District. Land Lot 58 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ready Mix USA**  
**Council District 7, NPU-E**
- V-06-136** Appeal by **Princeton Lakes Partners, LLC** of a decision by the Commissioner of the Department of Planning and Community Development that a trail must be constructed according to certain specifications. Property is located at **3880 REDWINE ROAD, S.W. (a.k.a. "PRINCETON LAKES" SUBDIVISION)**. Tract 1 fronts 780.8 feet on the south side of Hogan Road and begins 852 feet west of the southwest corner of Hogan Road and Fairburn Road. Tract 2 fronts 1,080 feet on the west side of Fairburn Road and begins 780 feet north of the northwest corner of Fairburn Road and Telfar Road. Zoned PD-MU (Planned Development-Mixed Use) District. Land Lots 1, 2, 3, 4, 34, 35, & 36 of the 14<sup>th</sup> FF District, and Land Lot 254 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Princeton Lakes Partners, LLC**  
**Council District 11, NPU-P**
- V-06-132** Application of **Ronnie Lee Holmes** for special exceptions from the zoning regulations to 1) allow a church on a lot of less than one acre, and 2) reduce on-site parking from the required 50 spaces to 0 spaces. The property is located at **541 MOBILE AVENUE, S.W.**, fronts 50 feet on the north side of Mobile Avenue, and begins 313.5 feet east of the northeast corner of Mobile Avenue and Metropolitan Parkway. Zoned R-4A (Single-Family Residential) District. Land Lot 90 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ronnie Lee Holmes**  
**Council District 12, NPU-X**
- V-06-137** Application of **Rob Lamb** for a variance from the zoning regulations to reduce the useable open space from .41 to .38 to allow for a live-work development. Property is located at **1971-1989 COLLEGE AVENUE, N.E.**, fronts 415 feet on the south side of College Avenue, and begins at the southeast corner of College Avenue and Howard Street. Zoned C-1 (Community Business) District. Land Lot 211 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Kirkwood Ironworks Development**  
**Council District 5, NPU-O**

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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 2 of 7**

- V-06-138** Application of **Brenda Bass** for a special exception from the zoning regulations to allow an 8-foot high wall in the half-depth front yard setback, where up to a 4-foot high fence would otherwise be permitted. Property is located at **2621 OLD WESLEY PLACE, N.W.**, fronts 110 feet on the east side of Old Wesley Place, and begins on the southeast corner of Old Wesley Place and West Wesley. Zoned RG-3 (Multifamily Residential-Sector 3) District. Land Lot 184 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Graceland Development**  
**Council District 8, NPU-C**
- V-06-139** Application of **Shirley S. Richmond and Grace S., Inc.** for a variance from the zoning regulations to allow parking in the required front, side, and rear yard setbacks where it would otherwise be prohibited, for construction of a new, multifamily residential development. Property is located at **350 CHAPPELL ROAD, N.W.**, fronts 200 feet on the west side of Chappell Road, and begins at the southwest corner of Chappell Road and Conway Place. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 143 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Grace S., Inc.**  
**Council District 3, NPU-J**
- V-06-140** Application of **Lisa DeAngelis and Randall Cobb** for a special exception from the zoning regulations to erect a 6-foot high fence gate, where up to a 4-foot high fence and/or gate would otherwise be permitted. Property is located at **421 SEVENTH STREET, N.E.**, fronts 68.85 feet on the south side of Seventh Street, and begins 81.05 feet west of the southeast corner of Seventh Street and Mentelle Drive. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa deAngelis and Randall Cobb**  
**Council District 6, NPU-E**
- V-06-141** Application of **Henry Schwab** for variances from the zoning regulations to 1) allow parking in the required front yard setback, 2) allow parking in the required half-depth front yard setback, 3) allow parking in the transitional yard, 4) allow a structure in the transitional east side yard, 5) reduce the half-depth front yard setback from the required 25 feet to 20 feet to allow an addition to an existing structure, and 6) reduce on-site parking from the required 117 spaces to 34 spaces, all to allow conversion of an existing building to a private school. Property is located at **228 Margaret Street and 1547 Lakewood Avenue, S.E.**, fronts Zoned O-I-C (Office-Institutional-Conditional) District. Land Lot 57 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ron Clark**  
**Council District 1, NPU-Y**
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**Owner: Robert Malone**  
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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 3 of 7**

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**Owner: Karl McCray**  
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**Owner: Mike Emanuel Siamek**  
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**Owners: Lisa and Aubrey Glazman**  
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**Owners: Nancy and David Edge**  
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**Owners: Thomas and Janice Mobley**  
**Council District 8, NPU-A**

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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 4 of 7**

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**Owner: Steven Collins**  
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**Owner: Caryn Pons Appelbaum**  
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**Owner: RDI, LLC**  
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**Owners: Ward S. and Mary W. Bondurant**  
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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 5 of 7**

- V-06-157** Application of **George H. Lane, III** for special exceptions from the zoning regulations to 1) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the front yard setback, and 2) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the half-depth front yard setback. Property is located at **58 BLACKLAND ROAD and 70 & 98 BLACKLAND DRIVE, N.W.**, fronts 159 feet on the southwest side of Blackland Road and 545 feet on the southeast side of Blackland Drive, and begins at the southeast corner of Blackland Road and Blackland Drive. Zoned R-3 (Single-Family Residential) District. Land Lots 97 and 116 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: George H. Lane, III**  
**Council District 8, NPU-A**
- V-06-158** Application of **Larry Patterson** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17 ½ feet to 4.6 feet, for a room addition to an existing single-family house. Property is located at **930 STALLINGS AVENUE, S.E.**, fronts 50 feet on the northeast side of Stallings Avenue, and begins at the southeast corner of Stallings Avenue and Russell Street. Zoned R-4 (Single-Family Residential) District. Land Lot 146 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Larry Patterson**  
**Council District 5, NPU-W**
- V-06-159** Application of **Village Works, LLC** for 1) variances from the zoning regulations to reduce the east side yard setback from the required 7 feet to 6 feet and 2) reduce the west side yard setback from the required 7 feet to 5 feet, 8 inches. Property is located at **2018 McCLENDON AVENUE, N.E.**, fronts 50 feet on the north side of McClendon Avenue, and begins 1,224.6 feet east of the northeast corner of McClendon Avenue and Claire Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 238 of the 15<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lawrence Stacconi**  
**Council District 5, NPU-N**
- V-06-160** Application of **Geoving Gerard** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 27 feet, for an addition to a single-family house. Property is located at **156 FOURTH AVENUE, S.E.**, fronts 51.3 feet on the east side of Fourth Avenue, and begins 350 feet north of the northeast corner of Fourth Avenue and Memorial Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 204 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Geoving Gerard**  
**Council District 5, NPU-O**
- V-06-161** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, and 2) reduce the side yard setback from the required 10 feet to 6 feet, for a one-story addition to the front of a single-family house. Property is located at **2270 BROOKVIEW DRIVE, N.W.**, fronts 140.5 feet on the northwest side of Brookview Drive, and begins at the northwest corner of Brookview Drive and Tennyson Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Wilson Glasgow**  
**Council District 8, NPU-C**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 6 of 7**

**V-06-162** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, 2) reduce the east side yard setback from the required 10 feet to 8.2 feet, and 3) reduce the west side yard setback from the required 10 feet to 4 feet, for a second story addition to a single-family house. Property is located at **2105 BROOKVIEW DRIVE, N.W.**, fronts 80 feet on the northeast side of Brookview Drive, and begins 170 feet north of the northeast corner of Brookview Drive and Kipling Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Joseph Natividad**  
**Council District 8, NPU-C**

**V-06-163** Application of **Brian Bird** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 1 foot, for a detached garage addition to an existing single-family house. Property is located at **762 LONGWOOD DRIVE, N.W.**, fronts 60 feet on the south side of Longwood Drive, and begins 740 feet east of the southeast corner of Longwood Drive and Howell Mill Road. Zoned R-4 (Single-Family Residential) District. Land Lot 154 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Patrick Shannon**  
**Council District 8, NPU-C**

**DEFERRED CASES**

**V-06-33** Application of **Coro Realty Advisors, LLC** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 15 feet to 0 feet, 2) decrease the minimum required usable open space from 37,791 square feet (42%) to 28,505 square feet (31.6%), and 3) allow parking and paving in the required transitional rear yard, to allow construction of a multifamily development. Property is located at **15 HABERSHAM ROAD N.E.**, fronts 142 feet on the south side of Habersham Road and begins on the southeastern corner of Habersham Road and Roswell Road. Zoned RG-3 (Residential General Sector 3) District. Land Lot 98 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Habersham Court Apartments, LLC**  
**Council District 7, NPU-B**

**V-06-69** Application of **Michelle Hendry** for 1) a special exception from the zoning regulations to allow a deck addition to an existing nonconforming duplex, and 2) a variance to reduce the north side yard setback from the required 7 feet to 5 feet, 4 inches for the deck encroachment. The property is located at **164 PEACHTREE CIRCLE N.E.**, fronts 37.5 feet on the west side of Peachtree Circle and begins 137 feet north of the northwestern corner of Seventeenth Street. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michelle Hendry**  
**Council District 2, NPU-E**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 7 of 7**

- V-06-70** Application of **Cheryl Witherspoon** for special exception from the zoning regulations to reduce on-site parking from the required 33 spaces to 28 spaces to allow for conversion of space in a commercial building to a restaurant. The property is located at **790-794 CASCADE ROAD S.W.**, fronts 56.4 feet on the east side of Cascade Road and begins 56.54 feet north of the northeastern corner of Cascade Road and Beecher Street. Zoned C-1 (Community Business) District. Land Lot 139 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Cheryl Witherspoon**  
**Council District 4, NPU-T**
- V-06-75** Application of **Holly Rilinger** for a special exception from the zoning regulations to 1) eliminate the on-site parking spaces from the required 14 to 0 spaces and 2) to allow parking within 500 feet of a primary use, a restaurant with outdoor dining. The property is located at **2012 HOSEA WILLIAMS DRIVE N.E.**, fronts 53 feet on the north side of Hosea L. Williams Drive and begins on the northwestern corner of Kirkwood Road. Zoned NC-3 (Kirkwood Neighborhood Commercial) District. Land Lot 206 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Southwest Real Estate**  
**Council District 5, NPU-O**
- V-06-82** Application of **Johnathan Marcus** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 2.4 feet and 2) to reduce both side yard setbacks from the required 5 feet to 0 feet to allow for a third story addition to an existing single-family house. The property is located at **735 MARTIN STREET S.E.**, fronts 18 feet on the east side of Martin Street and begins on the northwestern corner of Bill Lucas Drive. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Charles Williams**  
**Council District 1, NPU-V**
- V-06-83** Application of **Russell Meyer** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 3 feet and 2) reduce the south side yard setback from 7 feet to 4 feet, and, for 89 Selman Street to 3) reduce the north side yard setback from the required 7 feet to 6 feet, 4) reduce the south side yard setback from the required 7 feet to 4 feet, and 5) increase the lot coverage from the allowed maximum of 50%, to allow for the construction of two single-family houses. The property is located at **87 & 89 SELMAN STREET S.E.**, fronts 46 feet on the west side of Selman Street and begins 366 feet north of the southwestern corner of Wylie Street. Zoned R-5 (Two-Family Residential) District. Land Lot 13 of the 14<sup>th</sup> District, Fulton County Georgia.  
**Owner: Russell Meyer**  
**Council District 5, NPU-N**

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**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 1 of 7**

**NEW CASES**

- V-06-145** Appeal of **Brookwood Hills Community Club, Inc.** of a decision of the Bureau of Buildings to issue a building permit for a concrete batch plant. Property is located at **340 ARMOUR DRIVE, N.E.**, fronts 471 feet on the north side of Armour Drive, and begins 490.83 feet from the north-west corner of Armour Drive and Armour Circle. Zoned I-1 (Light Industrial) District. Land Lot 58 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ready Mix USA**  
**Council District 7, NPU-E**
- V-06-136** Appeal by **Princeton Lakes Partners, LLC** of a decision by the Commissioner of the Department of Planning and Community Development that a trail must be constructed according to certain specifications. Property is located at **3880 REDWINE ROAD, S.W. (a.k.a. "PRINCETON LAKES" SUBDIVISION)**. Tract 1 fronts 780.8 feet on the south side of Hogan Road and begins 852 feet west of the southwest corner of Hogan Road and Fairburn Road. Tract 2 fronts 1,080 feet on the west side of Fairburn Road and begins 780 feet north of the northwest corner of Fairburn Road and Telfar Road. Zoned PD-MU (Planned Development-Mixed Use) District. Land Lots 1, 2, 3, 4, 34, 35, & 36 of the 14<sup>th</sup> FF District, and Land Lot 254 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Princeton Lakes Partners, LLC**  
**Council District 11, NPU-P**
- V-06-132** Application of **Ronnie Lee Holmes** for special exceptions from the zoning regulations to 1) allow a church on a lot of less than one acre, and 2) reduce on-site parking from the required 50 spaces to 0 spaces. The property is located at **541 MOBILE AVENUE, S.W.**, fronts 50 feet on the north side of Mobile Avenue, and begins 313.5 feet east of the northeast corner of Mobile Avenue and Metropolitan Parkway. Zoned R-4A (Single-Family Residential) District. Land Lot 90 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ronnie Lee Holmes**  
**Council District 12, NPU-X**
- V-06-137** Application of **Rob Lamb** for a variance from the zoning regulations to reduce the useable open space from .41 to .38 to allow for a live-work development. Property is located at **1971-1989 COLLEGE AVENUE, N.E.**, fronts 415 feet on the south side of College Avenue, and begins at the southeast corner of College Avenue and Howard Street. Zoned C-1 (Community Business) District. Land Lot 211 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Kirkwood Ironworks Development**  
**Council District 5, NPU-O**

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**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 2 of 7**

- V-06-138** Application of **Brenda Bass** for a special exception from the zoning regulations to allow an 8-foot high wall in the half-depth front yard setback, where up to a 4-foot high fence would otherwise be permitted. Property is located at **2621 OLD WESLEY PLACE, N.W.**, fronts 110 feet on the east side of Old Wesley Place, and begins on the southeast corner of Old Wesley Place and West Wesley. Zoned RG-3 (Multifamily Residential-Sector 3) District. Land Lot 184 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Graceland Development**  
**Council District 8, NPU-C**
- V-06-139** Application of **Shirley S. Richmond and Grace S., Inc.** for a variance from the zoning regulations to allow parking in the required front, side, and rear yard setbacks where it would otherwise be prohibited, for construction of a new, multifamily residential development. Property is located at **350 CHAPPELL ROAD, N.W.**, fronts 200 feet on the west side of Chappell Road, and begins at the southwest corner of Chappell Road and Conway Place. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 143 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Grace S., Inc.**  
**Council District 3, NPU-J**
- V-06-140** Application of **Lisa DeAngelis and Randall Cobb** for a special exception from the zoning regulations to erect a 6-foot high fence gate, where up to a 4-foot high fence and/or gate would otherwise be permitted. Property is located at **421 SEVENTH STREET, N.E.**, fronts 68.85 feet on the south side of Seventh Street, and begins 81.05 feet west of the southeast corner of Seventh Street and Mentelle Drive. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa deAngelis and Randall Cobb**  
**Council District 6, NPU-E**
- V-06-141** Application of **Henry Schwab** for variances from the zoning regulations to 1) allow parking in the required front yard setback, 2) allow parking in the required half-depth front yard setback, 3) allow parking in the transitional yard, 4) allow a structure in the transitional east side yard, 5) reduce the half-depth front yard setback from the required 25 feet to 20 feet to allow an addition to an existing structure, and 6) reduce on-site parking from the required 117 spaces to 34 spaces, all to allow conversion of an existing building to a private school. Property is located at **228 Margaret Street and 1547 Lakewood Avenue, S.E.**, fronts Zoned O-I-C (Office-Institutional-Conditional) District. Land Lot 57 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ron Clark**  
**Council District 1, NPU-Y**
- V-06-142** Application of **Craig Shelton** for a variance from the zoning regulations to reduce the east side yard setback from the required 10 feet to 7.5 feet, for a second story addition to a single-family house. Property is located at **926 GLENBROOK DRIVE, N.W.**, fronts 70 feet on the south side of Glenbrook Drive, and begins 267 feet east of the northeast corner of Glenbrook Drive and Brookview Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Robert Malone**  
**Council District 8, NPU-C**

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**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 3 of 7**

- V-06-144** Application of **Karl McCray** for a variance from the zoning regulations to allow a driveway to exceed one-third of the total area of the required front yard setback. Property is located at **28 CANDLER ROAD, S.E.**, fronts 66.2 feet on the south side of Candler Road, and begins 99.8 feet east of the southeast corner of Candler Road and St. Patrick Lane. Zoned R-4. Land Lot 203 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Karl McCray**  
**Council District 5, NPU-O**
- V-06-147** Application of **Siamak Emanuel** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 13 feet, 2) reduce the north side yard setback from the required 7 feet to 4 feet, and 3) reduce the south side yard setback from the required 7 feet to 4 feet. Property is located at **235 CORLEY STREET, N.E.**, fronts 27 feet on the east side of Corley Street, and begins 227 feet south of the southeast corner of Corley Street and Highland Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mike Emanuel Siamek**  
**Council District 2, NPU-M**
- V-06-148** Application of **Timothy Littleton** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 10 feet to 2 feet, for enclosure of a carport and a second story addition to a single-family house. Property is located at **3942 WHITTINGTON DRIVE, N.E.**, fronts 100 feet on the west side of Whittington Drive, and begins 885.2 feet south of the southwest corner of Whittington Drive and Wieuca Road. Zoned R-3 (Single-Family Residential) District. Land Lot 64 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Lisa and Aubrey Glazman**  
**Council District 7, NPU-B**
- V-06-149** Application of **Nancy and David Edge** for a variance to reduce the front yard setback from the required 50 feet to 47 feet, for enlargement of the front porch of a single-family house. Property is located at **4268 DYKES DRIVE, N.E.**, begins 148.3 feet south of the southwest corner of Dykes Drive and Hollydale Court. Zoned R-2B (Single-Family Residential) District. Land Lot 138 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Nancy and David Edge**  
**Council District 8, NPU-A**
- V-06-151** Application of **Thomas Mobley** for a special exception from the zoning regulations for a swimming pool to be located on a lot such that there would be no structures between it and the street. Property is located at **3260 PINE MEADOW ROAD, N.W.**, fronts 175 feet on the west side of Pine Meadow Road, and begins at the northwest corner of Pine Meadow Road and Northside Parkway. Zoned R-3 (Single-Family Residential) District. Land Lot 182 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Thomas and Janice Mobley**  
**Council District 8, NPU-A**



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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 4 of 7**

- V-06-152** Application of **Sarran Marshall** for a variance from the zoning regulations to reduce the \_\_\_\_ side yard setback from the required 7 feet to 4.7 feet for construction of a new, single-family house. Property is located at **995 FARRINGTON PLACE, S.E.**, fronts 40 feet on the west side of Farrington Place, and begins 160 feet north of the northwest corner of Farrington Place and Farrington Avenue. Zoned R-5C (Two-Family Residential) District. Land Lot 55 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Steven Collins**  
**Council District 1, NPU-V**
- V-06-154** Application of **Keri Hammond** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 23 feet, 2) reduce the south side yard setback from the required 7 feet to 4 feet, 6 inches, and 3) reduce the north side yard setback from the required 7 feet to 0 feet, for a deck and second story addition. Property is located at **996 CURRAN STREET, N.W.**, fronts 25 feet on the west side of Curran Street, and begins 90 feet north of the northwest corner of Curran Street and 10<sup>th</sup> Street. Zoned R-4A/SPI-8 (Single-Family Residential/Home Park Special Public Interest) District. Land Lot 149 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Caryn Pons Appelbaum**  
**Council District 2, NPU-E**
- V-06-155** Application of **RDI Investments** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 10.5 feet, for construction of a new, single-family house. Property is located at **857 SIMPSON STREET, N.W.**, fronts 39.5 feet on the north side of Simpson Street, and begins on the northeast corner of Simpson Street and Oliver Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: RDI, LLC**  
**Council District 3, NPU-L**
- V-06-156** Application of **Ward S. and Mary W. Bondurant** for a variance from the zoning regulations to reduce the front yard setback from the required 60 feet to 35 feet, to allow a front portico with an overhanging eave to be added to a single-family house. Property is located at **3798 CASTLEGATE DRIVE, N.W.**, fronts 92 feet on the west side of Castlegate Drive and 116.8 feet on the south side of the Castlegate Drive cul-de-sac bulb, and begins 526.9 feet north of the northwest corner of Castlegate Drive and Haddon Hall Road. Zoned R-2 (Single-Family Residential) District. Land Lot 159 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Ward S. and Mary W. Bondurant**  
**Council District 8, NPU-A**

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**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 5 of 7**

- V-06-157** Application of **George H. Lane, III** for special exceptions from the zoning regulations to 1) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the front yard setback, and 2) allow a 7-foot high, wrought-iron fence with 8-foot high columns in the half-depth front yard setback. Property is located at **58 BLACKLAND ROAD and 70 & 98 BLACKLAND DRIVE, N.W.**, fronts 159 feet on the southwest side of Blackland Road and 545 feet on the southeast side of Blackland Drive, and begins at the southeast corner of Blackland Road and Blackland Drive. Zoned R-3 (Single-Family Residential) District. Land Lots 97 and 116 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: George H. Lane, III**  
**Council District 8, NPU-A**
- V-06-158** Application of **Larry Patterson** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17 ½ feet to 4.6 feet, for a room addition to an existing single-family house. Property is located at **930 STALLINGS AVENUE, S.E.**, fronts 50 feet on the northeast side of Stallings Avenue, and begins at the southeast corner of Stallings Avenue and Russell Street. Zoned R-4 (Single-Family Residential) District. Land Lot 146 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Larry Patterson**  
**Council District 5, NPU-W**
- V-06-159** Application of **Village Works, LLC** for 1) variances from the zoning regulations to reduce the east side yard setback from the required 7 feet to 6 feet and 2) reduce the west side yard setback from the required 7 feet to 5 feet, 8 inches. Property is located at **2018 McCLENDON AVENUE, N.E.**, fronts 50 feet on the north side of McClendon Avenue, and begins 1,224.6 feet east of the northeast corner of McClendon Avenue and Claire Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 238 of the 15<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lawrence Stacconi**  
**Council District 5, NPU-N**
- V-06-160** Application of **Geoving Gerard** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 27 feet, for an addition to a single-family house. Property is located at **156 FOURTH AVENUE, S.E.**, fronts 51.3 feet on the east side of Fourth Avenue, and begins 350 feet north of the northeast corner of Fourth Avenue and Memorial Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 204 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Geoving Gerard**  
**Council District 5, NPU-O**
- V-06-161** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, and 2) reduce the side yard setback from the required 10 feet to 6 feet, for a one-story addition to the front of a single-family house. Property is located at **2270 BROOKVIEW DRIVE, N.W.**, fronts 140.5 feet on the northwest side of Brookview Drive, and begins at the northwest corner of Brookview Drive and Tennyson Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Wilson Glasgow**  
**Council District 8, NPU-C**

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**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 6 of 7**

**V-06-162** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 35 feet, 2) reduce the east side yard setback from the required 10 feet to 8.2 feet, and 3) reduce the west side yard setback from the required 10 feet to 4 feet, for a second story addition to a single-family house. Property is located at **2105 BROOKVIEW DRIVE, N.W.**, fronts 80 feet on the northeast side of Brookview Drive, and begins 170 feet north of the northeast corner of Brookview Drive and Kipling Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Joseph Natividad**  
**Council District 8, NPU-C**

**V-06-163** Application of **Brian Bird** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 1 foot, for a detached garage addition to an existing single-family house. Property is located at **762 LONGWOOD DRIVE, N.W.**, fronts 60 feet on the south side of Longwood Drive, and begins 740 feet east of the southeast corner of Longwood Drive and Howell Mill Road. Zoned R-4 (Single-Family Residential) District. Land Lot 154 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Patrick Shannon**  
**Council District 8, NPU-C**

**DEFERRED CASES**

**V-06-33** Application of **Coro Realty Advisors, LLC** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 15 feet to 0 feet, 2) decrease the minimum required usable open space from 37,791 square feet (42%) to 28,505 square feet (31.6%), and 3) allow parking and paving in the required transitional rear yard, to allow construction of a multifamily development. Property is located at **15 HABERSHAM ROAD N.E.**, fronts 142 feet on the south side of Habersham Road and begins on the southeastern corner of Habersham Road and Roswell Road. Zoned RG-3 (Residential General Sector 3) District. Land Lot 98 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Habersham Court Apartments, LLC**  
**Council District 7, NPU-B**

**V-06-69** Application of **Michelle Hendry** for 1) a special exception from the zoning regulations to allow a deck addition to an existing nonconforming duplex, and 2) a variance to reduce the north side yard setback from the required 7 feet to 5 feet, 4 inches for the deck encroachment. The property is located at **164 PEACHTREE CIRCLE N.E.**, fronts 37.5 feet on the west side of Peachtree Circle and begins 137 feet north of the northwestern corner of Seventeenth Street. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michelle Hendry**  
**Council District 2, NPU-E**

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**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, July 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 7 of 7**

- V-06-70** Application of **Cheryl Witherspoon** for special exception from the zoning regulations to reduce on-site parking from the required 33 spaces to 28 spaces to allow for conversion of space in a commercial building to a restaurant. The property is located at **790-794 CASCADE ROAD S.W.**, fronts 56.4 feet on the east side of Cascade Road and begins 56.54 feet north of the northeastern corner of Cascade Road and Beecher Street. Zoned C-1 (Community Business) District. Land Lot 139 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Cheryl Witherspoon**  
**Council District 4, NPU-T**
- V-06-75** Application of **Holly Rilinger** for a special exception from the zoning regulations to 1) eliminate the on-site parking spaces from the required 14 to 0 spaces and 2) to allow parking within 500 feet of a primary use, a restaurant with outdoor dining. The property is located at **2012 HOSEA WILLIAMS DRIVE N.E.**, fronts 53 feet on the north side of Hosea L. Williams Drive and begins on the northwestern corner of Kirkwood Road. Zoned NC-3 (Kirkwood Neighborhood Commercial) District. Land Lot 206 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Southwest Real Estate**  
**Council District 5, NPU-O**
- V-06-82** Application of **Johnathan Marcus** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 2.4 feet and 2) to reduce both side yard setbacks from the required 5 feet to 0 feet to allow for a third story addition to an existing single-family house. The property is located at **735 MARTIN STREET S.E.**, fronts 18 feet on the east side of Martin Street and begins on the northwestern corner of Bill Lucas Drive. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Charles Williams**  
**Council District 1, NPU-V**
- V-06-83** Application of **Russell Meyer** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 3 feet and 2) reduce the south side yard setback from 7 feet to 4 feet, and, for 89 Selman Street to 3) reduce the north side yard setback from the required 7 feet to 6 feet, 4) reduce the south side yard setback from the required 7 feet to 4 feet, and 5) increase the lot coverage from the allowed maximum of 50%, to allow for the construction of two single-family houses. The property is located at **87 & 89 SELMAN STREET S.E.**, fronts 46 feet on the west side of Selman Street and begins 366 feet north of the southwestern corner of Wylie Street. Zoned R-5 (Two-Family Residential) District. Land Lot 13 of the 14<sup>th</sup> District, Fulton County Georgia.  
**Owner: Russell Meyer**  
**Council District 5, NPU-N**